



GRASSROOTS
REALTY GROUP

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1002 227 Street
Hillcrest, Alberta

MLS # A2254227



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,129 sq.ft.	Age:	1941 (84 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Corner Lot, Garden, Street Lighting		

Heating:	Fireplace(s), Forced Air, Wood Stove	Water:	Public
Floors:	Laminate, Linoleum, Parquet	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bathroom Rough-in, High Ceilings, Laminate Counters, No Smoking Home, Separate Entrance, Storage		

Inclusions: Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Fixtures for roughed in bathroom in basement, window coverings as viewed, armoire in bedroom, garage door opener(2), remote (2), cabinets in garage, wood storage shed, garden shed, granite yard planters, wood burning stove

Welcome to Hillcrest Mines, Crowsnest Pass. The view of Turtle Mountain's rugged outline from this home's bedrooms and kitchen provides a resort-like feel. The firewood shed near the deck makes wood easily accessible from the front door. Both soapstone wood-burning stove and the passive solar provided by the south facing living room and bedroom windows keep this home warm. The fenced 17' x 70' garden, protected from deer, produces abundant harvests. The unfinished basement with separate entrance, provides an excellent opportunity to expand living space or suite potential. Recent upgrades and features include gas range with Bluetooth capability, re-sheeted and shingled roof, 220 wiring in garage, hot water tank, bathtub and surround, interior paint, parquet flooring roughed in bathroom with uninstalled fixtures in basement, transfer switch for emergency generator, gas line for BBQ.