



GRASSROOTS
REALTY GROUP

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**2134 214 Street
Bellevue, Alberta**

MLS # A2256759



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,043 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, No Neighbours Behind, Rec		

Heating:	Boiler, In Floor, Hot Water, Propane, Radiant	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: White Cabinet (kitchen), Cabinet (main floor bathroom), Refrigerator (sunroom)

If you have been searching for a move-in ready, low-maintenance property in the Crowsnest Pass, this could be the one. Built on slab with just over 2,000 square feet of living space, the house has three bedrooms and two full bathrooms. Vaulted ceilings and a wood stove make the living room a welcoming space. Large windows throughout provide natural light while framing stunning mountain views. The versatile four-season sunroom is a peaceful retreat to enjoy those views but would also be a perfect space for your home office or business. All of the appliances have been updated over the last year. The large primary bedroom is on the main level with two additional bedrooms upstairs. One of the bedrooms has patio doors out to an upper deck to enjoy more of those unbeatable views. If you don't need a third bedroom, use this space as a den or office. There is a garden shed in the yard for extra storage, and a double detached garage with access off the newly paved back alley. Two vehicles have room to park in front of the house, with an additional parking pad beside the garage in the back. Live here full time or use it as your jumping off point for weekend outdoor adventures. Call your favourite REALTOR® to see this property today.