



GRASSROOTS
REALTY GROUP

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28, 610 4 Avenue SW
Sundre, Alberta

MLS # A2258659



\$449,900

Division:	NONE		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,048 sq.ft.	Age:	2025 (1 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Gazebo, Landscaped, Paved, See Remarks, Underground Sprinklers		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-2
Foundation:	Slab	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Walk-In Closet(s)		
Inclusions:	Garage door remotes 2		

This Sundre villa offers a serene escape from urban life, surrounded by lush greenery and picturesque mountains. Situated in the heart of Sundre's vibrant community, Prairie Creek Crossing beckons with its promise of tranquil living for adults seeking a retreat or retirement haven. Step inside to discover a modern oasis designed for comfort and convenience. The open floor plan welcomes you with vaulted ceilings, creating an airy ambiance throughout. The kitchen is a chef's delight, with ample counter space, and a spacious pantry for all your culinary needs. Entertaining is effortless as the dining area seamlessly transitions into the inviting living room, providing the perfect setting for family gatherings and socializing. Retreat to the master bedroom, featuring a walk-through closet leading to a private 4-piece ensuite, offering a sanctuary of relaxation. Designed for ease of living, this single-floor layout eliminates the hassle of stairs, catering to adults looking to downsize without compromising on comfort. A over size single attached heated garage provides convenient parking for one vehicle, ensuring both practicality and security. Experience year-round comfort with in-floor heating throughout the home and garage, while exterior landscaping and snow removal are meticulously taken care of. Embrace the joys of pet ownership as Prairie Creek Crossing welcomes furry companions with board approval, allowing you to share your new home with your beloved pets. Beyond the doorstep, Sundre offers an array of recreational opportunities for outdoor enthusiasts, including hiking, fishing, camping, and trail riding amidst breathtaking natural landscapes. Indulge in quality golf courses or unwind at the local hospital, seniors club, or indoor recreational centre with an indoor pool and fitness facilities. Don't wait to embrace the retirement lifestyle you've dreamed of—seize the

opportunity to live amidst Sundre's beauty and tranquility at Prairie Creek Crossing.