



GRASSROOTS
REALTY GROUP

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**115 Crystal Springs Drive
Westerose, Alberta**

MLS # A2260772



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,320 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.62 Acre		
Lot Feat:	Level, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	N/A
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Washer, Dryer, Dishwasher, Microwave

Welcome to your private oasis in the heart of Pigeon Lake Village- right opposite of the boat launch and surrounded by Crown Land with a lot of hiking trails. This home is the perfect example of where lakeside living meets everyday convenience. Just steps from the lake right from your yard - popular for ice fishing and snowmobiling. Pigeon Lake is Home of the famous west of the 5th poker Rally, 8km of groomed ice skating paths and 3 hockey rinks for everyone to enjoy the Outdoor winter activities. Enjoy walks to local favorites like cafés, restaurants, ice cream shops, and the beloved local donut spot. Essentials are all nearby too, including well-stocked grocery stores, gas stations, and schools. Step inside this thoughtfully designed home, where the main floor offers all your primary living spaces in a bright, open layout, with 3 well appointed bedrooms and 2 bathrooms. The kitchen features granite countertops, soft-close cabinets, and convenient toe-kick vacuum ports. The living room is warm and inviting, centered around a cozy gas fireplace, with high vaulted ceilings and skylights that fill the space with natural light. Retreat upstairs to the loft, complete with its own bathroom, closet, and access to a private deck, a perfect space to unwind and enjoy the views through the treetops. The treed yard is peaceful and private and has room to feature a fire pit, garden shed, hot tub, etc, while still being close to walking trails. This lot is truly the the ideal balance between space to play and room to relax. Need space for hobbies or toys? The oversized heated garage is a dream—featuring a floor drain, hot & cold taps, and a workshop. Above the garage, discover an additional room, complete with exposed brick, a projector, and a surround sound system. Additional highlights include: Central vacuum system, Main-floor laundry with toe-kick sweep, Primary

bedroom with private outdoor access, double closets, and a 3-piece ensuite, Flexible basement space for storage or informal living/playroom. This home offers the best of lake life—comfort, style, space, and location. Don't miss your chance to live in one of Alberta's most charming lakeside communities.