



GRASSROOTS
REALTY GROUP

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12706 16 Avenue
Blairmore, Alberta

MLS # A2263949



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,629 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: NA

Get ready to fall in love with this stunning, fully renovated bungalow in the heart of Blairmore, a true gem at the base of the breathtaking Powderkeg Ski Hill! This high-end property boasts exquisite custom woodwork throughout, showcasing unparalleled craftsmanship and luxurious finishes that elevate every room. The main floor dazzles with three spacious bedrooms, an open-concept living area, and a chef's dream kitchen, all meticulously designed for modern elegance and comfort. Downstairs, discover a separate entrance through the garage leading to a fully equipped second kitchen and an additional bedroom, offering incredible potential for a rental suite or guest retreat. Step into the backyard and find yourself immersed in nature, with direct access to scenic trails perfect for hiking, biking, or snowmobiling. Whether you're a ski enthusiast craving slopeside living or seeking a sophisticated home with income potential, this Blairmore masterpiece delivers it all in style. Don't miss your chance to own this extraordinary property—your dream mountain lifestyle awaits!