



GRASSROOTS
REALTY GROUP

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**2 Avenue
Bassano, Alberta**

MLS # A2275914



\$242,995

Division:	NONE		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,961 sq.ft.	Age:	1961 (64 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Garage Faces Rear, Garage F		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Other, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: NA

Welcome to your new sanctuary in the heart of Bassano! This 1,961-square-foot bungalow, built in 1961, sits proudly on a sprawling corner double lot surrounded by lush landscaping and majestic mature trees. The heart of the home is designed for gathering and connection. This home offers a perfect blend of mid-century character and modern essential upgrades, including energy-efficient windows and a modern 100-amp electrical panel. You'll be impressed by the massive 18' x 36' living room, where a cozy fireplace serves as the perfect backdrop for family movie nights or quiet evenings with a book. The expansive 25' x 14' kitchen and dining area features a gas stove and ample room for a large harvest table. Just off the kitchen, a generous 12' x 24' deck awaits, providing the ideal spot for outdoor dining while overlooking your large landscaped backyard. The main floor offers three spacious bedrooms and a bright 4-piece bathroom, while the large back entry and abundant closet space ensure everything has its place. Downstairs, the fully finished basement expands your living space significantly. Here you will find a fourth bedroom, a dedicated office, a convenient laundry area, and a 2-piece bathroom. Storage is never an issue with a dedicated storage room and two cold rooms—perfect for preserves and seasonal gear. For the hobbyist or car enthusiast, the outbuildings are a true showstopper. The property features a massive 34' x 30' heated 2.5-car detached garage, providing plenty of room for a workshop and toys. Additionally, a second single garage with back lane access offers even more flexibility for parking or projects. This home is more than just a house; it's a spacious retreat with room for every hobby and every family member to thrive. The town of Bassano is an

ideal setting for families seeking a safe, tight-knit community that balances affordability with an active lifestyle. The town offers K-12 school, a modern arena, and a library, which hosts frequent youth programming. Beyond the local parks and the community pool, families have outdoor recreation at their doorstep, from fishing and camping at Crawling Valley Reservoir to exploring the historic river valley. With its "small-town feel" and proximity to larger centers like Brooks and Calgary, it provides a supportive environment where children can grow up with a strong sense of belonging.