



**146 Red Ash Cove
Springbrook, Alberta**

MLS # A2295277



\$523,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,396 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Shed, Garage door opener with one controller, alarm, doorbell camera, outside cameras (2), work bench in garage, wood shelving in garage, ceiling fan with remote in primary bedroom, T.V wall mount in primary bedroom, T.V wall mount in living room, amplifier in utility room, deck speakers

Welcome to this well-maintained, fully developed home in the charming community of Springbrook. The main floor features vaulted ceilings, a cozy gas fireplace and a bright open kitchen with a pantry, kitchen island and new stainless appliances! The floor also features two bedrooms and a 4 piece bathroom. Upstairs is the private primary retreat with a walk in closet and 4 piece ensuite. The fully finished basement includes a spacious family room, two additional bedrooms, 4 piece bathroom and laundry room. This property has in-floor heat and air conditioning and is topped off with an oversized double attached heated garage. The backyard is fully landscaped featuring a deck and fire pit. Come check out this amazing family home!