



2117 127 Street
Blairmore, Alberta

MLS # A2300166



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,994 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Garage Door Opener, G		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Treed		

Heating:	Boiler, In Floor, Heat Pump, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garba
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, No Smoking Home, Recessed Lighting, Storage, Suspended Ceiling		

Inclusions: Fridge, Stoves(2), Dishwasher, Built in vacuum system and attachments, Window Coverings, Filtered drinking water tap on kitchen

Nicely updated Family Home boasting quality craftsmanship with all the extras plus his and her Garages. You will feel at home as soon as you walk into the vaulted foyer through double doors, to the right is a large living room, to the left stairs leading to second level. This home is very spacious, 4 bedrooms & 4 bathrooms, and comes with many extras and oodles of storage space. The third bedroom is presently being utilized as the laundry room upstairs, but there are hookups for it in main floor Office/den as well. The choice of laundry area is yours. Both upstairs bathrooms have been renovated from the studs up and are luxurious with heated floors. Fully finished basement has an entire hidden wall of storage shelving and a huge recreation area with a mini kitchenette as well as a fourth bedroom plus a temporary fifth bedroom, bathroom, and utility room. Lovely covered veranda in front which boasts spectacular views of Crownsnest Mountain and huge 60' x 150' yard with big deck providing views of Turtle Mountain. Patio area with fire pit in the rear. Many upgrades include new shingles, & windows in Master Bedroom in 2019, main bathroom in 2021. Downstairs bathroom just recently renovated with brand new shower. New shingles 2019, 2016 new hot water tank, changed pump, pressure tank & pop-up valve on hot water heating system. Attached 20' x 22' garage is completely finished, heated & has great built-in overhead storage. Second garage 28' x 28' is insulated, wired for 220VAC, LED overhead lighting, a four-post hoist, a service pit, plus two gas heaters - a forced air and an overhead. Ultimate location, with a very private backyard, and a short walk to all the amenities of downtown Blairmore, A short walk to Teck bus stop. Hoist could be optional. This house is a delight and a must to view.