



GRASSROOTS
REALTY GROUP

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45 Gravenstafel Nook
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2120866



\$1,500,000

Division:	Castle Mountain Resort		
Type:	Residential/House		
Style:	3 Storey		
Size:	3,504 sq.ft.	Age:	2006 (18 yrs old)
Beds:	5	Baths:	4
Garage:	None		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind, Many Trees, Native Plants, See Remarks, Views		

Heating:	Boiler, Combination, In Floor, Forced Air	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Rubber, Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	CMR R1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, No Smoking Home, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All chattels are included, with the exception of the addendum of excluded items.

Properties in the original, established section of Castle Mountain Resort are tough to come by, so don't wait to see this one! The three-level, ski in / ski out home, nestled into the base of Gravenstafel Mountain, comes fully furnished & ready for you to start enjoying all the area has to offer, winter and summer. Located just steps from Huckleberry Chair, it's an easy glide further down to the Blue or Green Chair, or stop by the Day Lodge or T-Bar Pub for an apres-ski beverage & snack. With five large bedrooms and four bathrooms, there is plenty of room for your extended family & friends. The thoughtful design, from the large mudroom with multiple ski boot dryers on the first floor to the open-concept third floor with high ceilings, huge windows, and gorgeous wood beams, is evident in every area. In-floor heat on the main floor and in the bathrooms provides a warm touch after a cold day. A huge primary with four-piece ensuite and walk-in closet is a quiet, private haven after a long day on the slopes. A second large bedroom with ensuite provides privacy for your guests, and there are still three more bedrooms - perfect for the kids. Whether you are gathered around the wood-burning fireplace on the top floor, playing ping pong on the main level, or enjoying the peace and quiet on the wrap-around balcony, this home has something, and somewhere, for everyone! The layout of this home would also make it a great rental property. Castle Mountain Resort's popularity is just going to keep growing. Don't miss out on this chance to get in now. Call your favourite Realtor to see it today.