



GRASSROOTS
REALTY GROUP

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**23701 Passburg Drive
Bellevue, Alberta**

MLS # A2124866



\$798,000

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	3,120 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Garage Door Opener, Gravel Driveway, Heated Garage, Multiple Driveways, F		
Lot Size:	1.40 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Treed, Views		

Heating:	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	NUA-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Water Softener

Small acreage with a creek located on the outskirts of Bellevue at the east end of the Crowsnest Pass. This is a 3 bedroom, 3 bathroom home on 1.4 acres on three levels. The lower level has an oversized underground single car garage plus a 3 piece bathroom and a large family room. There is infloor heating on this level and three separate accesses. Definite suite potential or room for more bedrooms if needed. The main floor has an open concept kitchen, dining and living room , two good sized bedrooms, full bathroom, and a laundry room. The third level has a huge master bedroom which could be partitioned off for another bedroom/nursery or left open as an office or sitting area. The second and third levels are heated with forced air (boiler system with a fan coil heat exchanger). A wall of windows on the front of the building keeps this home bright and sunny all year round.. Another bonus is the wrap around deck . A private road going up around the house provides walk-in access from this deck to the second level entrance. A new boiler was installed in 2019. The wrap around deck had new duradeck installed in 2021 and is still under warranty. Home also features a high-end overlapping steel roof - no exposed screws. Landscaped lot with creek, picnic area and firepit, fenced in garden area and a garden shed. Lots of useable level land for future development - big shop, etc. Close to Highway 3 access.