



**2565 TECUMSEH Road**  
**Crowsnest Pass, Alberta**

**MLS # A2142479**



**\$1,595,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,876 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	3.61 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, S		

<b>Heating:</b>	In Floor, Natural Gas, Propane	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	GCR-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Cable Connected, Electricity, Natural Gas, Phone, Sewer

**Features:** Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Alarm System with Contract, Central Vacuum with Attachments, Curtains, Dishwasher X 2, Garage Door Openers X 3 with 3 Remote Controls, Fire Pit, Freezer in Pantry, Heated Quonset, Hot Tub, Irrigation System, Microwave X 2, Patio Heater, Pool Table w/Accessories, Refrigerator X 2, Standby Generator, Storage Shed, Venetian Blinds, Water Suppression System.

This 'BREATHTAKING PROPERTY' with SPECTACULAR MOUNTAIN + LAKE VIEWS in CROWSNEST PASS will 'WOW' you!!! It is a ONE-OF-A-KIND 5,870 Sq. Ft. of TOTAL LIVING SPACE home that comes w/OVERSIZED 38' 8" x 24' 11" HEATED + INSULATED ATTACHED TRIPLE CAR GARAGE, SHED + a SHOP. Sit back to RELAX + ENJOY the STUNNING VIEWS from the 32' 8" X 11' 5" DECK at front entryway + 37' 10 X 7' 4" EAST BALCONY + 31' 11" X 11' 6" SOUTH BALCONY on upper level!!! FEATURES incl/HARDWOOD + TILE Floors, Elevator is roughed-in, Propane for Stove + 2 BBQ's basement + patio off the kitchen, BEAUTIFUL Glass + Wood Railings, Fire Pit, In-Floor Heat in Basement + Hot Tub to name a few. The FOYER is INVITING which leads to MASSIVE living Room w/FIREPLACE, LARGE windows, DINING ROOM, BREAKFAST NOOK, IMMACULATE KITCHEN w/GRANITE countertops, 2 TONE Cabinets/Cupboards w/LOTS of STORAGE, HUGE PANTRY, ISLAND w/SINK, WHITE TILE Backsplash + SS Appliances. The 2 pc BATH is just inside the 6'3" X 5'7" MUD Room. On the other side of the Living Room, is the INCREDIBLE PRIMARY Bedroom w/5 pc EN-SUITE, LAUNDRY ROOM w/SINK + DEN/OFFICE to complete the main floor. Upper floor has a WALK WAY overlooking main floor + leads outside to the South Balcony + STUDY. On the other side is the FAMILY Room that has the East Balcony outside, CRAFT Area + LOFT/SITTING Area. The VIEWS are Expansively SPECTACULAR!!! In the FULLY DEVELOPED WALK-OUT Basement is a BEDROOM w/4 pc EN-SUITE BATHROOM, another BEDROOM w/3 pc EN-SUITE BATHROOM, FAMILY Room w/DUAL SIDED WOOD FIREPLACE, on the other side is the Lower OFFICE, a RECREATION Room, WET Bar, STORAGE Room + UTILITY ROOM. The Shed

is 20'8" X 13'8" (Exterior) Shed Height 8'0". The Shop is 40'0" X 30'0" (Exterior) Shop Height 17'10" (To Insulation) + there is a FOREST RESERVE 300 ft away. AWESOME Renewable Energy w/WIND TURBINE, SOLAR PANELS, an interior WATER SUPPRESSION System, HYDRONIC HEATING for Entire HOME + QUONSET, Plus NATURAL GAS BACK-UP supply for the Outdoor Wood Stove. Septic Field has southern exposure all day. LOTS of HIKING TRAILS in CROWSNEST PASS, FISHING, HUNTING, ATV + SLEDDING for OUTDOOR ENTHUSIASTS!!! This "ONE" has EVERYTHING you have been looking for + is located at the end of TECUMSEH off a shared access road. This property can also be a Bed + Breakfast. What are you waiting for?!! BOOK your showing TODAY on this INCREDIBLE property!!!