



GRASSROOTS
REALTY GROUP

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**5315 51 Street
Mirror, Alberta**

MLS # A2185664



\$299,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,288 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Vinyl Siding	Zoning:	21
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: All existing

MODERN COMFORT MEETS SERENITY & STUNNING 2023 SINGLE DETACHED HOME IN MIRROR, AB-CLOSE TO GOLF COURSES & BUFFALO LAKE! Discover the perfect blend of comfort, quality, and peaceful living in this beautifully crafted 2023-BUILT HOME by Bast Construction, nestled in the quiet and welcoming community of Mirror, Alberta. Whether you're starting a new chapter, downsizing, or simply looking for a place where life moves at a more relaxed pace, this home offers it all. Inside, you'll find 3 SPACIOUS BEDROOMS & 2 FULL BATHROOMS, thoughtfully designed to suit a variety of lifestyles. Step into the bright and OPEN CONCEPT MAIN FLOOR PLAN, starting with a LARGE ENTRYWAY that doubles as a practical LAUNDRY ROOM. The heart of the home is the gorgeous KITCHEN, featuring a stylish BACKSPLASH a large ISLAND for gathering, and brand-new STAINLESS STEEL APPLIANCES & perfect for both daily living and entertaining. The sun-filled LIVING ROOM features a south-facing window, bathing the space in natural light. Retreat to your PRIMARY SUITE, complete with a WALK IN CLOSET and a luxurious 4-PIECE EN-SUITE. TWO ADDITIONAL BEDROOMS offer flexibility for family, guests, or a home office, along with another FULL 4 PCS BATHROOM. This home was built with quality and efficiency in mind, boasting a 4-foot concrete crawl space, IN-FLOOR HEATING to keep your feet warm & cozy during those cold winter months, HVAC SYSTEM, 5" SPRAY FOAM INSULATION (R50) & ZS2 TECHBOARD CONSTRUCTION & a state-of-the-art, eco-friendly building material that's fire-resistant, mold-proof, pest-resistant, and ultra-durable. Enjoy the outdoors on your spacious SIDE DECK & ideal for morning coffee, summer BBQs, or

simply taking in the tranquil surroundings. There's also room to add a carport or a work shop for extra convenience. For your peace of mind there is also NEW HOME WARRANTY so move in and start enjoying right away! Mirror offers essential amenities and a strong sense of community, & it's located 22 km from Buffalo Lake & 11 km from The Narrows Provincial Recreation Area. It is also close to close to Alix and Bashaw Golf Courses, Rochon Sands, Tail Creek, and West Stettler Parks Local attractions like the Alix Wagon Wheel Museum, Stettler Town & Country Museum, and Ellis Bird Farm add to the charm of the region. Whether you're a young family looking to grow, or a couple seeking a peaceful retreat with modern comforts, this home is the perfect place to slow down, settle in, and start living your dream lifestyle. COME MAKE IT YOUR HOME! !