



GRASSROOTS
REALTY GROUP

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**2938 214th Street
Bellevue, Alberta**

MLS # A2203784



\$979,000

Division:	Bellevue		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,750 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street L		

Heating:	Baseboard, High Efficiency, Zoned	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Up To Grade	LLD:	21-7-3-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Wood Counters

Inclusions: N/A

This custom-built mountain home offers acreage-like views and space without the maintenance. Featuring over 4,100 sqft across all levels, 7 bedrooms, a legal suite with tenants in place, a 240V charging port, and a transferable 10-year new home warranty, this property is truly turnkey and ready for you to call home. As you enter the main level, you're welcomed by a bright, open floor plan where the living, dining, and kitchen areas connect seamlessly. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The spacious kitchen boasts quartz countertops, stainless steel appliances, and a generous pantry. The main level is complete with a powder room and a covered deck that offers breathtaking mountain views. The basement access from the main level is blocked off, but the spacious garage provides access to both the basement and main level. There is also a separate exterior entrance to the basement, adding convenience and privacy. Upstairs, the primary suite is a true retreat, featuring a stunning 5-piece ensuite and a walk-in closet. This level also offers 4 additional bedrooms, a massive bonus room, and a 5-piece bathroom, providing plenty of space and flexibility—whether for a growing family or simply a place to unwind. The legally suited basement features a well-equipped kitchen with stainless steel appliances and a pantry. Just off the kitchen is a cozy living area, and the basement is finished with 2 spacious bedrooms served by a 4-piece bathroom. Additional highlights of this beautiful property include gas lines in both the garage and backyard, making it easy to install a garage heater or add a fire pit or BBQ connection. Nestled in the town of Bellevue, Mohawk Meadows offers a rare blend of modern living and mountain charm. The community features underground power lines, classic street

lamps, and angled lots designed to capture the stunning views. A scenic walking path, lit by miner-inspired lamps, pays tribute to the area's rich history. Surrounded by endless outdoor adventures, Crowsnest Pass offers hiking, skiing, fishing, and ATV trails, with Castle Mountain, Fernie, and Pass Powderkeg all within easy reach. For a more relaxed pace, enjoy local cafes, restaurants, shops, and a vibrant arts scene. With its unbeatable location and mountain lifestyle, this is a perfect place to call home with its breathtaking views, flexible living spaces, and income potential, this home offers an exceptional opportunity. Contact your REALTOR® today to schedule a private viewing!