



**GRASSROOTS**  
REALTY GROUP

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**22 Crystal Crescent  
Widewater, Alberta**

**MLS # A2210163**



**\$795,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,868 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Detached, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard, Fruit Tree		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	CR3
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, Solar Tube(s), Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

This top-of-the-line spacious home is truly a gem. As you enter, you are greeted by a spacious entrance that sets the tone for the rest of the house. The elegant design, high-quality finishes, with the hardwood floors, large windows that flood the space with natural light, and high ceilings create an inviting and airy atmosphere. The large kitchen is a dream, featuring a huge island with a counter top gas stove, quartz countertops, and stainless steel appliances. The combination kitchen and dining area provide a perfect space for entertaining guests or enjoying family meals. Additional features include a central air (A/C), pantry, main floor laundry, heated basement floors and convenient access to the triple garage (floor heat - 38' x 38"), convenience and comfort are seamlessly integrated into every aspect of this home. The beautiful master bedroom offers a peaceful retreat with a walk-in closet and a 4-piece en-suite bath for added comfort and privacy. A curved staircase leads to the beautifully finished walk-out basement, where you'll find a spacious family/games room with large windows and patio doors that open up to the backyard and firepit, perfect for outdoor gatherings and relaxation. Other features includes the detached garage (28' x 24') with power, gas heat & electric overhead door and the shed (12' x 24') with man door and overhead door. This home is truly a gem, offering a luxurious lifestyle in a stunning setting. Don't miss out on the opportunity to make this exquisite property your new home.