

# \$671,000 - 12306 22 Avenue, Blairmore

MLS® #A2216757

**\$671,000**

3 Bedroom, 4.00 Bathroom, 2,024 sqft

Residential on 0.14 Acres

NONE, Blairmore, Alberta

Located in the heart of Blairmore, this home offers mountain living with everyday convenience, right across from the Crowsnest River and walking path, and just steps from the community pool, gym, parks, shopping, and world class golfing.

Built in 2000, this thoughtfully designed home has room for everything and everyone, with 3 bedrooms, 4 bathrooms, an office, bonus room, and laundry on every level. From the moment you step inside, you'll notice how well-kept it is, with plenty of natural light, warm finishes, and a layout that just makes sense. The main kitchen features oak cabinets, a central island, and patio doors that open to your backyard oasis, a flat, fully usable lot, perfect for relaxing in the hot tub while taking in the views of Turtle Mountain and the ski hill. There's in-floor heating throughout, and a double attached garage to keep your vehicle warm and dry year-round. Bonus? There's a separate living area with its own entrance and full kitchen, ideal for guests, extended family, or whatever else your lifestyle needs. This is the kind of home that offers both comfort and opportunity, in one of the most walkable and scenic locations in the Pass. Come see what life here could look like. Own a piece of paradise nestled in the Canadian Rocky Mountains in the Crowsnest Pass. This dream location offers stunning mountain views, waterfalls, hiking and ATV trails, fly fishing, skiing, and so much more.



Built in 2000

## Essential Information

MLS® #	A2216757
Price	\$671,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,024
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	12306 22 Avenue
Subdivision	NONE
City	Blairmore
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K0E0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Wet Bar, Separate Entrance, Wired for Sound
Appliances	Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Oven-Built-In, Range Hood
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full, Exterior Entry

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Private, Lawn, Standard Shaped Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	66
Zoning	R-1

### Listing Details

Listing Office	eXp Realty of Canada
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