

# \$800,000 - 6 Heart Crescent, Lac Des Arcs

MLS® #A2207630

**\$800,000**

4 Bedroom, 1.00 Bathroom, 1,230 sqft

Residential on 0.51 Acres

NONE, Lac Des Arcs, Alberta

Welcome to 6 Heart Crescent - This beautiful home offers the very best of mountain living. Featuring a private (treed) lot, with a creek in the back & walking trails leading to a secluded beach at the mouth of the Bow River. Offering a short commute to Calgary (40 min) & easy access to Canmore, Banff, Kananaskis, Sunshine Village, Nakiska + so much more! A VERY quiet & convenient location for the true mountain enthusiast! This original 4 bedroom home offers tons of character paired with modern upgrades along the way. - NEW roof in 2024, NEW well pump and expansion tank 2024 + updated flooring on the main level. This home is extremely well kept for its age (TONS OF POTENTIAL HERE!) THIS IS A VERY UNIQUE & RARE OPPORTUNITY to be in Lac Des Arcs - the possibilities are endless! - The perfect family home or investment property, just minutes from Canmore! YOU DON'™T WANT TO MISS THIS ONE! - Schedule your showing today, it wont last long!



Built in 1969

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2207630  |
| Price      | \$800,000 |
| Bedrooms   | 4         |
| Bathrooms  | 1.00      |
| Full Baths | 1         |

|                |                                  |
|----------------|----------------------------------|
| Square Footage | 1,230                            |
| Acres          | 0.51                             |
| Year Built     | 1969                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 6 Heart Crescent       |
| Subdivision | NONE                   |
| City        | Lac Des Arcs           |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2W3                |

### **Amenities**

|         |                             |
|---------|-----------------------------|
| Parking | Driveway, Off Street, Gated |
|---------|-----------------------------|

### **Interior**

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Interior Features | Beamed Ceilings, Sauna, Storage                       |
| Appliances        | Dishwasher, Electric Oven, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                               |
| Cooling           | None                                                  |
| Fireplace         | Yes                                                   |
| # of Fireplaces   | 1                                                     |
| Fireplaces        | Wood Burning                                          |
| Has Basement      | Yes                                                   |
| Basement          | Full, Partially Finished                              |

### **Exterior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                     |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Front Yard, Many Trees, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Concrete, Stucco, Wood Frame                                                              |
| Foundation        | Poured Concrete                                                                           |

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 1

Zoning R1

## Listing Details

Listing Office eXp Realty

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