

# \$750,000 - 23701 Passburg Drive, Bellevue

MLS® #A2124866

## \$750,000

3 Bedroom, 3.00 Bathroom, 3,120 sqft  
Residential on 1.40 Acres

NONE, Bellevue, Alberta

1.4 acres within a creek located on the outskirts of Bellevue at the east end of the Crowsnest Pass. This 3 bedroom, 3 bathroom home has three levels. The lower level has an oversized underground single car garage plus a 3 piece bathroom and a large family room. There is infloor heating on this level and three separate accesses. Definite suite potential or room for more bedrooms if needed. The main floor has an open concept kitchen, dining and living room, two good sized bedrooms, full bathroom, and a laundry room. The third level has a huge master bedroom which could be partitioned off for another bedroom/nursery or left open as an office or sitting area. The second and third levels are heated with forced air (boiler system with a fan coil heat exchanger). A wall of windows on the front keeps this home bright and sunny all year round.. Another bonus is the wrap around deck. A private road going up around the house provides walk-in access to the second level entrance. A new boiler was installed in 2019. The wrap around deck had new duradeck installed in 2021 and is still under warranty. Home also features a high-end overlapping steel roof - no exposed screws. Nicely landscaped lot with lots of trees, creek, picnic area with firepit, fenced in garden and a garden shed. Room to build a big shop plus lots of parking space for a RV or for guests. Perfect location for an Air B&B. Close to Highway 3 access but not affected by the future Highway 3 twinning.



Built in 2002

## Essential Information

MLS® #	A2124866
Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,120
Acres	1.40
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

## Community Information

Address	23701 Passburg Drive
Subdivision	NONE
City	Bellevue
County	Crowsnest Pass
Province	Alberta
Postal Code	T0K 0C0

## Amenities

Utilities	Electricity Connected, Garbage Collection, Natural Gas Connected, Phone Available, Satellite Internet Available
Parking Spaces	1
Parking	Garage Door Opener, Gravel Driveway, Heated Garage, Multiple Driveways, RV Access/Parking, Single Garage Attached, Underground
# of Garages	1
Waterfront	Creek

## Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Fan Coil, Forced Air, In Floor, Natural Gas, Wood

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Creek/River/Stream/Pond, Garden, Lawn, Landscaped, Treed, Views
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 24th, 2025
Days on Market	107
Zoning	NUA-1

## Listing Details

Listing Office	SUTTON GROUP-LETHBRIDGE CROWSNEST PASS BRANCH
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