

# \$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
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### **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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