

# \$1,500,000 - 14 Des Arcs Crescent, Lac Des Arcs

MLS® #A2183635

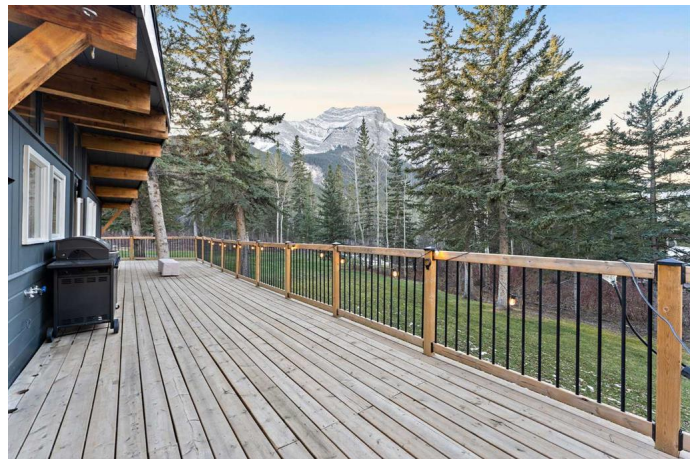
**\$1,500,000**

3 Bedroom, 2.00 Bathroom, 953 sqft

Residential on 0.78 Acres

NONE, Lac Des Arcs, Alberta

A breath-taking Rocky Mountain retreat, nestled in the highly serene hamlet of Lac Des Arcs. Brimming with upgraded charm, 14 Des Arcs Crescent stands on a South-Backing lot nearly a Full Acre in size neighboring the alluring Heart Mountain. With over 1,800 livable square feet, this commodious residence encompasses unparalleled character complimented with exceptional natural craftsmanship throughout. Beginning with a convenient circular driveway leading up to the home, distinctive exterior features include the Freshly Painted Siding complimented with the Wraparound Balcony. Adjacent, a Newly-Built, Heated, Oversized Garage/Workshop with Epoxy Flooring offers boundless storage/hobby solutions and includes Floor-To-Ceiling Industrial Grade Shelving . Additional parking and RV Storage is offered on the extensive gravel driveway. Amongst entering this Mountain Haven, the Hardwood Flooring merges the Main Level Floorplan consisting of the Living Room with a Custom TV Fireplace Unit, Dining Area, Office Space, Bedroom, and a 3-Piece Bathroom. Exposed Wood Beams and Natural Wood Trim embellish the home's character, while the transom windows capture bounteous sunlight and mountain views. The first floor is completed by the Kitchen with Granite Composite Sink, ample countertop space and cabinetry, Stainless Steel Appliances, and an Updated Refrigerator. The lower level showcases an Owner's Retreat comprised of a



spacious Bedroom, Large Walk-In Closet with Built-In Shelving, and a Beautiful 4-Piece Ensuite. An additional lower level Living Area offers another bedroom option, which may provide 5 total bedrooms if converting the Primary Walk-In Closet and Main Level Office area as well. A Utility Room with Washer & Dryer, Laundry Sink, Tankless Hot Water, Water Softener, and Upgraded Dual Furnace System complete the lower level. Other notable home updates include the Poly B plumbing removal and 200AMP Electrical Panel Upgrade. Stepping into the yard, a revived outdoor space showcases extensive landscaping upgrades, providing abundant usable green space with irrigation unique to most of the treed lots in the community. Experience true Mountain Magic underneath star-sparkling skies from the Brand New Fire Pit retreat at the rear of the property. Just beyond the property line, flows Heart Creek, where fresh mountain waters can be exclusively experienced year-round. Also, superbly located just steps from Heart Creek Trailhead and the Bow River offering endless enjoyment for any outdoor enthusiast. Enjoy Prominent Shopping, Dining, and Amenities with World Renowned Tourist Attractions only 10 minutes away in nearby Canmore and 24 minutes to Banff. Experience this rare Rocky Mountain abode for yourself. Schedule a showing with your Favorite Luxury Realtor today!

Built in 1965

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2183635    |
| Price      | \$1,500,000 |
| Sold Price | \$1,500,000 |
| Bedrooms   | 3           |
| Bathrooms  | 2.00        |

|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 953                              |
| Acres          | 0.78                             |
| Year Built     | 1965                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Sold                             |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 14 Des Arcs Crescent   |
| Subdivision | NONE                   |
| City        | Lac Des Arcs           |
| County      | Bighorn No. 8, M.D. of |
| Province    | Alberta                |
| Postal Code | T1W 2W3                |

### Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | High Speed Internet Available                                                                                                               |
| Parking Spaces | 10                                                                                                                                          |
| Parking        | Heated Garage, Additional Parking, Double Garage Detached, Drive Through, Gravel Driveway, Oversized, RV Access/Parking, Workshop in Garage |

### Interior

|                   |                                                                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Beamed Ceilings, Built-in Features, Ceiling Fan(s), Natural Woodwork, Tankless Hot Water |
| Appliances        | Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Humidifier, Tankless Water Heater, Water Softener                                                                            |
| Heating           | Forced Air, Fireplace(s), Zoned                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                                           |
| Fireplaces        | Electric, Living Room                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Other, Private Yard, Fire Pit, Storage |
|-------------------|-------------------------------------------------|

|                 |                                                                                               |
|-----------------|-----------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, No Neighbours Behind, Landscaped, Brush, Cleared, Irregular Lot, Lawn, See Remarks |
| Roof            | Asphalt Shingle                                                                               |
| Construction    | Wood Frame, Wood Siding                                                                       |
| Foundation      | Poured Concrete                                                                               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 16th, 2024 |
| Date Sold      | December 27th, 2024 |
| Days on Market | 12                  |
| Zoning         | R1                  |
| HOA Fees       | 0.00                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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