

\$435,000 - 427 Regal Crescent, Trochu

MLS® #A2201517

\$435,000

3 Bedroom, 3.00 Bathroom, 1,495 sqft
Residential on 0.02 Acres

NONE, Trochu, Alberta

Situated in a peaceful little town of Trochu, Alberta, this well crafted executive bungalow with a WALKOUT BASEMENT is a perfect fit for families and empty nesters alike looking for affordability and all the comforts and conveniences of small prairie town Alberta living. Featuring 3 bedrooms, 2 1/2 bathrooms, and spacious living areas on the main and basement levels, a walk out basement, and an oversized double garage. This beautiful home includes a generous master suite with walk-in closet and a large ensuite with a shower and jetted tub. On the main floor, you will immediately notice the natural light streaming in through the windows of the open concept kitchen, living, and dining area. This inviting space showcases a gas fireplace that is icing on the cake for this fantastic entertaining area. The well-equipped kitchen has an abundance of counter space and storage, and the dining area leads out to a large east facing deck for more space to entertain during the warmer months of the year. The fully finished basement with in floor heating offers a large room perfect for a family entertain space, a second and third bedroom, and an alternate laundry setup with plenty of storage in the furnace room. Rounding out the basement is a large bathroom with shower. The garage is heated and offers an exhaust fan, a sink, cupboards, and a 220 plug. Outside is a large backyard with covered rear patio and plenty of space for kids or pets and a spacious patio area, 12X 16 storage shed , and an RV



parking area large enough to park 3 units.

Built in 2001

Essential Information

MLS® #	A2201517
Price	\$435,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,495
Acres	0.02
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	427 Regal Crescent
Subdivision	NONE
City	Trochu
County	Kneehill County
Province	Alberta
Postal Code	T0M2C0

Amenities

Parking Spaces	10
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, 220 Volt Wiring, Garage Faces Front

Interior

Interior Features	Bookcases, Central Vacuum, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Jetted Tub
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, City Lot, Gentle Sloping, Irregular Lot, Sloped Down, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2025
Date Sold	April 8th, 2025
Days on Market	25
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Rocky View Real Estate
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