

\$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
Sold Price	\$850,000
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	Sold

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	Sauna, Storage, Beamed Ceilings
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
Date Sold	April 4th, 2025
Days on Market	1
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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