



12 Barrier Mountain Drive Exshaw Alberta

\$789,900

This well-built 3-bedroom, 2-bathroom single-family home is a blend of comfort and practicality. Constructed on a durable poured concrete foundation and featuring a long-lasting metal roof, this property ensures peace of mind for years to come. The large, heated 2-car garage offers ample space for vehicles and includes extra room for a workshop or storage. This garage also has a vehicle service pit! Inside, the main living area is adorned with beautiful hardwood flooring, adding warmth and elegance to the home. The separate finished basement space features a large open family room and another sizable room that works great as a workout room or additional storage for all your gear. The basement features a separate walkout entrance providing great potential. Step outside to enjoy the expansive concrete patio, perfect for outdoor gatherings and relaxation. This home offers durability, comfort, and versatility in the heart of Exshaw. (id:6769)

Storage 9.75 Ft x 9.42 Ft

Family room 25.58 Ft x 13.50 Ft

Other 17.83 Ft x 11.42 Ft

Furnace 7.17 Ft x 11.42 Ft

3pc Bathroom 10.42 Ft x 5.67 Ft

Living room 19.92 Ft x 13.50 Ft

Bedroom 8.83 Ft x 12.75 Ft

Bedroom 10.58 Ft x 12.75 Ft

Primary Bedroom 10.50 Ft x 12.75 Ft

3pc Bathroom 5.42 Ft x 9.50 Ft

Dining room 6.42 Ft x 10.33 Ft

Kitchen 9.92 Ft x 10.33 Ft

Laundry room 11.17 Ft x 8.67 Ft

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