

173 Sitar Crescent
Hinton, Alberta

MLS # A2160175



\$539,900

Division:	Thompson Lake		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,205 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-S3
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, Fiber Optics, Garbage Collect
Features:	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

Picture perfection throughout this stunning bi-level home tucked away on a large pie shaped lot in Thompson Lake. Pride of ownership from top to bottom, inside & out! Walking in, you are introduced to a vaulted entry with a rock accented feature wall. Vaulted ceilings extend to the living room highlighted by a barnboard feature wall, stained glass window & gas fireplace with updated rock work. The open layout continues into the kitchen & dining area with access to the back deck & yard through updated French doors, making entertaining convenient. The kitchen calls for endless cooking & includes an island with tasteful rock work, matching backsplash, stainless steel appliances & a great view to the yard. Meticulous detail extends to the primary bedroom, that is emphasized by a barnboard character wall, vaulted ceilings, walk-in closet, 4 pce ensuite & access to a private balcony overlooking the front of the home & foothills. 2 nice sized bedrooms, each with stylish feature walls & a 4 pce bathroom complete the upstairs. The basement is very functional with a cozy family room, office area, a 3 pce bathroom, storage & entry to the 'x 22' heated double garage. Most of the home has been updated with newer flooring, paint, light fixtures, some upgraded windows & doors. Shingles were replaced less than 10 years ago. Let's talk about the yard. Backing on to reserve land, your own private retreat includes a large deck overlooking tiered levels with unbelievable landscaping, areas for the family to play & a firepit. Situated in a nice, quiet neighbourhood, minutes from shopping & walking distance to local trails.