

# \$1,149,000 - 18 Mt. Laurie Road, Exshaw

MLS® #A2209077

**\$1,149,000**

4 Bedroom, 3.00 Bathroom, 1,245 sqft

Residential on 0.14 Acres

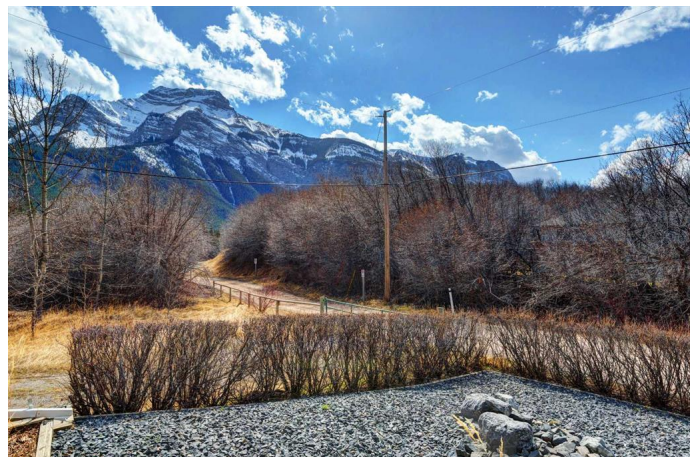
NONE, Exshaw, Alberta

Imagine a spacious family-sized home in the Bow Valley with mountain views. This bright and sunny 4 bedroom, 3 bathroom home is tucked away on a quiet lane near Exshaw Beach. From the huge, well-appointed kitchen with lots of storage, to the sunny living room with airy vaulted ceiling, to the master bedroom with ensuite and separate access to the back deck, this home doesn't compromise on the space and features on home-buyers' wish lists. In-floor heating, along with a forced air furnace keeps this house warm and toasty. A spacious double car garage with new chainless garage door opener, plus in-floor heating, is ready for all your toys, hobbies, or home-based business. Why compromise when you can have it all in Exshaw!

Built in 1998

## Essential Information

MLS® #	A2209077
Price	\$1,149,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,245
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached



Style	2 Storey
Status	Active

### Community Information

Address	18 Mt. Laurie Road
Subdivision	NONE
City	Exshaw
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 2C0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Central Vacuum, Crown Molding, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)
Appliances	Electric Oven, Electric Range, Microwave Hood Fan, Refrigerator, See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Raised Hearth, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Front Yard, Level, No Neighbours Behind, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Slab

### Additional Information

Date Listed	April 4th, 2025
Days on Market	30

Zoning

R-SH

## **Listing Details**

Listing Office

Coldwell Banker Lifestyle

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.