

# \$699,000 - 23701 Passburg Drive, Bellevue

MLS® #A2241670

**\$699,000**

3 Bedroom, 3.00 Bathroom, 2,612 sqft

Single Family on 1.40 Acres

N/A, Bellevue, Alberta

Located on 1.4 acres with a creek running through, this unique property sits just outside the historic community of Bellevue at the gateway to the amazing Rocky Mountains in the Crowsnest Pass. Surrounded by mountain views, this custom-built, 3-bedroom, 3-bathroom home spans three levels and offers flexibility for family living, a peaceful retreat, or could be ideal for a B&B or AirBnB. The lower level features a generously sized single-car garage with in-floor heating, a full 3-piece bath, and a sprawling family room with three separate entrances—this may be ideal for a future suite, guest quarters, or extra bedrooms. On the main level, a spacious open-concept design brings together the kitchen, dining, and living areas, all taking in natural light from a full wall of south-facing windows. Two good-sized bedrooms, a full bathroom, and a dedicated laundry room complete this floor, offering comfortable everyday living with great flow. The top level is home to a massive primary suite that could easily be reimagined as two rooms—think nursery, home office, or cozy reading nook. This upper space, along with the main level, is warmed by an energy-efficient boiler system using fan coil heat exchangers for forced air comfort. Features include a high-end overlapping steel roof, a new boiler system (2019), and a Duradek wrap-around deck installed in 2021 (still under warranty). Step outside and explore your own sanctuary: picnic area with firepit, mature landscaping, fenced



garden, and a creekside setting that invites wildlife and serenity alike. With 1.4 acres, there's plenty of space to build a large shop, park an RV, or host guests. And if you run out of space (so you may say to your in-laws ;) ) your guests have a fully serviced campground next door that can be taken advantage of! Ideally located near Highway 3 with quick access to hiking, skiing, fishing, and the incredible backcountry terrain the Pass is known for. Whether you're looking for a full-time mountain home, a recreational getaway, or potential for an income generator, this property combines nature and versatility in one of Alberta's most amazing mountain areas. (id:6289)

Built in 2002

### Essential Information

Listing #	A2241670
Price	\$699,000
Bedrooms	3
Bathrooms	3.00
Square Footage	2,612
Acres	1.40
Year Built	2002
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	23701 Passburg Drive
Subdivision	N/A
City	Bellevue
Province	Alberta
Postal Code	T0K0C0

### Amenities

Features	Treed, Other, No Animal Home, No Smoking Home
Parking	Attached Garage, Other

# of Garages	1
View	View

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Freezer, Washer & Dryer
Heating	Natural gas, Wood Forced air, In Floor Heating
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Basement	Walk out

### Exterior

Exterior Features	Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Century 21 Foothills South Real Estate
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