

\$875,000 - 115 Crystal Springs Drive, Westeros

MLS® #A2260772

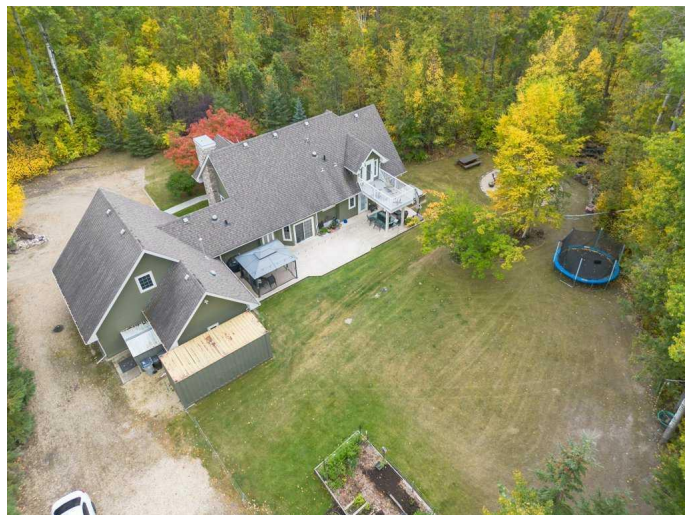
\$875,000

4 Bedroom, 3.00 Bathroom, 2,320 sqft

Residential on 0.62 Acres

NONE, Westeros, Alberta

Welcome to your private oasis in the heart of Pigeon Lake Village- right opposite of the boat launch and surrounded by Crown Land with a lot of hiking trails. This home is the perfect example of where lakeside living meets everyday convenience. Just steps from the lake, enjoy refreshing swims all spring and summer, and walk to local favorites like caf  s, restaurants, ice cream shops, and the beloved local donut spot. Essentials are all nearby too, including well-stocked grocery stores, gas stations, and schools. Step inside this thoughtfully designed home, where the main floor offers all your primary living spaces in a bright, open layout, with 3 well appointed bedrooms and 2 bathrooms. The kitchen features granite countertops, soft-close cabinets, and convenient toe-kick vacuum ports. The living room is warm and inviting, centered around a cozy gas fireplace, with high vaulted ceilings and skylights that fill the space with natural light. Retreat upstairs to the loft, complete with its own bathroom, closet, and access to a private deck, a perfect space to unwind and enjoy the views through the treetops. The treed yard is peaceful and private and has room to feature a fire pit, garden shed, hot tub, etc, while still being close to walking trails. This lot is truly the ideal balance between space to play and room to relax. Need space for hobbies or toys? The oversized heated garage is a dream  featuring a floor drain, hot & cold taps, and a workshop. Above the garage,



discover an additional room, complete with exposed brick, a projector, and a surround sound system. Additional highlights include: Central vacuum system, Main-floor laundry with toe-kick sweep, Primary bedroom with private outdoor access, double closets, and a 3-piece ensuite, Flexible basement space for storage or informal living/playroom. This home offers the best of lake life—comfort, style, space, and location. Don't miss your chance to live in one of Alberta's most charming lakeside communities.

Built in 2009

Essential Information

MLS® #	A2260772
Price	\$875,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,320
Acres	0.62
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	115 Crystal Springs Drive
Subdivision	NONE
City	Westerose
County	Wetaskiwin No. 10, County of
Province	Alberta
Postal Code	T0C 2V0

Amenities

Parking Spaces	6
Parking	Double Garage Attached

of Garages 2

Interior

Interior Features Open Floorplan, Vaulted Ceiling(s)

Appliances See Remarks

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Many Trees, Level

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 30th, 2025

Days on Market 40

Zoning N/A

Listing Details

Listing Office Royal LePage Network Realty Corp.

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