

462054 11 Range Road Range
Westerose, Alberta

MLS # A2281730

\$780,000

Division:	NONE	
Type:	Residential/House	
Style:	2 Storey Split, Acreage with Residence	
Size:	2,444 sq.ft.	Age: 2007 (19 yrs old)
Beds:	3	Baths: 2 full / 1 half
Garage:	Double Garage Detached	
Lot Size:	1.00 Acre	
Lot Feat:	Back Yard, Front Yard, Garden, Lake, Landscaped, Lawn, Many Trees, Private	

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Upstairs desk, garden shed, wood gazebo		

Discover your slice of lakeside serenity in the desirable Crystal Keys subdivision at Pigeon Lake! This meticulously updated home offers prime lake access with the freedom to install your own boat, lift, and dock in a dedicated area shared among neighbors who collaborate seamlessly. Exclusive private boat launch (key access only for Crystal Keys and Crystal Springs residents – not public) ensures effortless water adventures right from your doorstep. Enjoy stunning lake views from the expansive back deck and upper decks, perfect for morning coffee or evening sunsets. Tons of walking paths surround the property, including one directly behind the home which leads to the beach just a 2 minute walk away down Moose Trail, ideal for leisurely strolls along the lake. Golf enthusiasts rejoice – numerous courses are just minutes away, with a couple practically next door! Recent Updates (2023–2025) include - Brand new washer & dryer (2025), Fresh paint throughout (2025), New light fixtures downstairs + pot lights (2025), New flooring downstairs & upstairs bathrooms (2025), New deck railing (2023), Heated & finished garage (2019) – plenty of space for toys & projects. Outside, relax under the gorgeous wood gazebo, prep for spa nights with pre-wired hot tub plug-in, and dream of summer bounty in the dedicated veggie garden spot. Lush flower beds (hidden under winter snow) add vibrant curb appeal come spring. Pigeon Lake living at its finest – proximity to golf, private lake perks, and modern updates make this a rare find.