

# \$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, 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 living space, 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        | Westeros                     |
| 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          | Unfinished, Partial                |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Yard      |
| Lot Description   | Level, Many Trees |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding      |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 9                    |
| Zoning         | N/A                  |

## Listing Details

|                |                                   |
|----------------|-----------------------------------|
| Listing Office | Royal LePage Network Realty Corp. |
|----------------|-----------------------------------|

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