

\$430,000 - 2109 Athabasca Falls Drive, Anna

MLS® #20874552

\$430,000

4 Bedroom, 2.10 Bathroom, 2,640 sqft

Residential on 0.14 Acres

Falls Ph 2, Anna, TX

This EXCEPTIONAL FIND is the epitome of LUXURIOUS EVERYDAY LIVING! Completely renovated from top to bottom, this home offers the perfect blend of elegance and comfort.

Picture your summers spent enjoying incredible outdoor living—relaxing in the saltwater pool, hot tub, cooking in the outdoor kitchen, and setting the mood with your Sonos sound system. As the sun sets, unwind on the cedar-covered patio by the custom fire pit, catching a game or a movie on the outdoor TV. Step inside, and the WOW factor continues! The beautifully remodeled kitchen is a chef's™ dream, featuring stainless steel appliances, stunning countertops, under-cabinet lighting, and ample storage. The open-concept design flows seamlessly into the living room, where a floor-to-ceiling stone, wood-burning fireplace and a wall of custom sliding glass doors flood the space with natural light and provide breathtaking views of the pool and backyard. Upstairs, the game room is ready for endless fun and entertainment, offering many possibilities. The primary suite is a true retreat, boasting a cozy sitting area and a spa-inspired bath with dual sinks and a walk-in tiled shower that is to die for. Additional upgrades include but are not limited to; lush landscaping in the front and back, low-maintenance artificial turf with a vacuum, an 8-ft Board-on-Board privacy fence, hardwood floors, HUGE custom storage attached and roofed along side of the house, and so much more! Washer, Dryer,



Refrigerator, freezer, hot tub and outdoor TV
ALL included with acceptable offer!
Transferable Home Warranty with extended
coverage will be included with sale of home.

Built in 2006

Essential Information

Days on Market	220
Cumulative Days on Market	6
HOA	Mandatory
HOA Fees	\$500
HOA Fees Frequency	Annually
MLS® #	20874552
Price	\$430,000
Bedrooms	4
Bathrooms	2.10
Full Baths	2
Half Baths	1
Square Footage	2,640
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Closed

Community Information

Address	2109 Athabasca Falls Drive
Subdivision	Falls Ph 2
City	Anna
County	Collin
State	TX
Zip Code	75409-5123

Amenities

Green Features	Windows
Utilities	Cable Available, City Sewer, City Water, Concrete, Sidewalk
# of Garages	2

Garages	Driveway, Garage Door Opener, 2-Car Double Doors, Garage Faces Front, On Street
Has Pool	Yes
Pool	Gunitite, In Ground, Water Feature, Other

Interior

Interior Features	Cable TV Available, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Irrigation Equipment
Kitchen	Breakfast Bar, Built-in Cabinets, Dual Sinks, Granite/Granite Type Countertop, Kitchen Island, Pantr
Bedroom / Bathroom	Ceiling Fan(s), Custom Closet System, Dual Sinks, Separate Shower, Separate Vanities, Walk-in Closet(s)
Specialty Rooms	Bedroom, Breakfast Room, Game Room, Office
Utility Room	Separate Utility Room
Floors	Ceramic Tile, Wood
Heating	Central, Electric, Fireplace(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Attached Grill, Covered Patio/Porch, Gas Grill, Rain Gutters, Lighting, Outdoor Kitchen, Outdoor Living Center, Other
Lot Description	Few Trees, Interior Lot, Landscaped, Other, Sprinkler System, Subdivision
Roof	Composition
Construction	Brick, Fiber Cement
Foundation	Slab

Listing Details

Listing Agent	Todd Engels
Listing Office	Fathom Realty

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