



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**373 Canyon Crescent
Pincher Creek, Alberta**

MLS # A2217173



\$395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Detached, Garage Door		
Lot Size:	0.20 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home		

Inclusions: Pool table

Cozy 3 bedroom bungalow in a quiet area in the West end of Pincher Creek. This is a perfect home for just about anybody! With 3 bedrooms up and a potential bedroom in the basement, it has plenty of room for a family. The basement also has a wet bar, 1970's retro carpet, a family room and games room. Newer furnace with central air. The yard is nicely landscaped and has a beautiful covered deck that is a favorite spot for the family. Top it off with a heated 32'x24' garage and lots of parking!