



**GRASSROOTS**  
REALTY GROUP

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

**6 Cardinal Street**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2219689**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,507 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	10.54 Acres		
<b>Lot Feat:</b>	Back Yard, Brush, Few Trees, Front Yard, Gentle Sloping, Lawn, Native Plant		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Piling(s), See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, No Smoking Home, Open Floorplan, Track Lighting, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, washer/dryer

Stunning Acreage Retreat with Views &ndash; Just Outside Lundbreck, AB Welcome to your dream country escape in the M.D. of Pincher Creek! Nestled along the scenic Highway 22, this beautifully appointed 2022-built home sits on a picturesque acreage with breathtaking views of the Rocky Mountains and surrounding rolling hills. Designed with an open-concept floor plan, this 4-bedroom, 2-bathroom home offers a perfect blend of modern comfort and rural serenity. The bright and spacious interior invites natural light and panoramic views into every corner, creating a warm and inviting atmosphere. For hobbyists, tradespeople, or anyone in need of extra space, the impressive 30' x 40' detached shop&mdash;constructed in 2023&mdash;is a dream come true. Whether you're looking for a peaceful full-time residence or a weekend getaway with room to roam, this property delivers the ideal combination of functionality and beauty. Enjoy the quiet of country living with the convenience of being just minutes from Lundbreck, close to the amenities of Crowsnest Pass and pincher Creek, and close to outdoor adventures like hiking, fishing, and skiing. Call your favourite REALTOR&reg; and set up a private viewing today!