



GRASSROOTS
REALTY GROUP

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1029 Livingston Way
Pincher Creek, Alberta

MLS # A2222602



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,552 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, No Smoking Home, Sump Pump(s)		

Inclusions: Second Washer & Dryer

This three-bedroom, three-bathroom home was built in 2022, and has been very gently lived in. The bright, open living area features granite countertops in the kitchen, and mountain views from the deck off the dining room. The layout provides privacy with the primary bedroom and ensuite on the main level and two additional bedrooms on the second level. The unfinished basement has large windows and potential for more bedrooms or a great rec room, with plumbing for another bathroom, and a gas line for a fireplace. Ceramic tinted windows keep the UV rays and heat out, and custom blinds have been installed on the main level and upstairs. The nearly 10,000 square foot yard is fully fenced with lots of room for kids or pets. There is a 8' x 16' shed, colour matched to the house, that provides storage for your lawn mower, patio furniture, and whatever else you want out of your way in the heated, double attached garage. This home is move-in ready. Call your favourite REALTOR® to schedule a viewing today.