



GRASSROOTS
REALTY GROUP

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**340 Canyon Drive
Pincher Creek, Alberta**

MLS # A2228864



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,078 sq.ft.	Age:	1973 (52 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Front Drive, Garage Door Opener, G		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Separate Entrance, Tankless Hot Water		

Inclusions: Storage Cabinets (lower level)

This great bungalow has been fully renovated and is move-in ready! The new design provides a welcoming, open floor plan on the main level. The lower level has been developed to use as a one-bedroom suite with a separate entrance or keep the space for your family & friends. The family room with new electric fireplace would make a perfect theatre space. The list of improvements that have been completed is significant – new furnace, hot water on demand, vinyl flooring throughout, paint (inside and outside), trim, countertops, bathrooms (including all new fixtures, plus the addition of a walk-in shower in the ensuite off the primary bedroom), all appliances, and light fixtures (including the addition of pot lights). If all of this isn't enough, there is a 31' X 27' heated garage with alley access and two doors - one oversized to get your RV in, and you still have a big, fully fenced yard. Call your favourite REALTOR® today!