



**GRASSROOTS**  
REALTY GROUP

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**340 Canyon Drive  
Pincher Creek, Alberta**

**MLS # A2228864**



**\$550,000**

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

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