



GRASSROOTS
REALTY GROUP

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**1231 Tumbleweed Avenue
Pincher Creek, Alberta**

MLS # A2235317



\$595,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,163 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Garden, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Recessed Lighting		

Inclusions: N/a

Welcome to this beautifully crafted, custom-built 2-storey home, offering over 3,100 sqft of total living space across three levels. Situated on a spacious 7,744 sqft corner lot, this well-built property blends quality, comfort, and convenience in one exceptional package. Step inside to a grand entrance with a spacious foyer and soaring ceilings that create a lasting first impression. The main floor features a bright and expansive kitchen with ample countertop space perfect for both entertaining and everyday living. Upstairs, the spacious primary bedroom serves as a true retreat, complete with a large 4-piece ensuite and Walk-in closet. With a total of 5 bedrooms, 3 full bathrooms, and a convenient half bath, there's plenty of room for family and guests. The developed basement adds even more versatile living space, featuring two bedrooms, a den, a Large storage/utility space and a bathroom. Outside, you'll find a beautifully landscaped backyard, a 20x20 attached garage, and a park behind the home. Conveniently located close to shopping and amenities, this home offers both lifestyle and location. Don't miss your chance to own this exceptional family home in a desirable neighbourhood!