



GRASSROOTS
REALTY GROUP

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

**525 Schofield Street
Pincher Creek, Alberta**

MLS # A2235561



\$545,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,126 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Single Garage Attached, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, Kitchen Island, No Smoking Home, Separate Entrance		

Inclusions: Gazebo, Kitchen Island

This very well-maintained home is located on a great lot on the south hill in Pincher Creek. With three bedrooms up (including a large primary with private three-piece ensuite), two bedrooms down, and a welcoming family room with a beautiful gas fireplace on the lower level, there is plenty of room for everyone. The spacious kitchen features a movable island allowing you to expand your working area as needed. Enjoy upgraded triple-pane windows that not only insulate but also open effortlessly for cleaning from inside, complete with screens that roll out as they open. Central AC will keep you cool in the summer, and underground sprinklers will keep the lawn and flower beds looking lush with ease. A paved front driveway leads to the attached single garage, while alley access in the back brings you to another paved parking pad, a second small garage, and a handy garden shed. The fully fenced yard is nicely landscaped and sheltered from the wind. Relax in the enclosed sunroom on cooler days or enjoy the shade under the gazebo on the ground-level patio. Just steps away from a scenic walking path with gorgeous mountain views, and within easy walking distance to two local schools, this home is perfectly situated. Call your favourite REALTOR® to see this property today.