



GRASSROOTS
REALTY GROUP

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506 1 Street
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2245263



\$385,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	990 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Garage Door Opener, Garage Faces Side, Gravel Driveway, Off Street, RV A		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CR-Improved
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, All deck and patio furniture, shed deck boxes, pergola, Tv and Wall mount downstairs, sofa recliner downstairs, deck barbecue, garage remote

Escape the hustle and bustle of city life and come kick back in the sun on your private full length deck or patio that over looks the coulees and banks of the Oldman River. This custom cottage home is tucked away on an exclusive lot in the Alberta Provincial Parks Community of Castlevue Ridge Estates. Here you can enjoy the peace and serenity of nature while also being on the door step to the rockies and outdoor adventures like world class fishing, hiking, biking, wind surfing. It is a perfect home base for year round adventure seekers. But if you are not looking for the adventures and just want the peace, come check out the inside and find your smile. The articulated design showcases over a 1,000 sq ft of development with custom finishes, natural light and just enough room to enjoy being inside when you need a break from the outdoors. 2 Bedrooms and a full bathroom share the main floor living spaces while down the stairs offers another full bathroom, bedroom and living area. The basement walks out to private patio area covered by over 12 meters of upper deck space and an encompassed pergola. Being in the back space will make you say, this is what we came for. So bring the family, the friends and enjoy the quiet life. There is plenty of parking for guests, the RV, and Toys either in the garage, or side drive way. Come disconnect from the grind and reconnect with a happier place.