



GRASSROOTS
REALTY GROUP

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2513 3 Highway
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2247365



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,504 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	8.20 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Level, Low Maintenance Landscape, Many T		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	18-7-2-W5
Exterior:	Wood Frame	Zoning:	CRI
Foundation:	Perimeter Wall, Poured Concrete	Utilities:	Electricity Connected, High Speed Internet, Propane
Features:	Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Check out this 3 bedroom, 1500+ sq. ft. home on 8.2 acres near Burmis in the MD of Pincher Creek, SW Alberta. This home features a vaulted, spacious great room with plenty of room for family enjoyment and features a WETT certified free standing wood-burning fireplace. The open plan family area sharing the great room space, includes a well designed, functional kitchen, lunch bar peninsula and dining area. The vaulted, huge, primary bedroom complete with a 4 piece ensuite and two additional generous sized bedrooms with full bath complete the family friendly layout. Just off the great room you can access a large west facing deck, convenient for outdoor entertaining. This deck looks out over your private woodlot of trembling aspens creating a cozy and welcoming outdoor entertainment area. The acreage includes fenced pasture areas, treed acreage and numerous outbuildings. An insulated 25'x 40' quonset provides a durable, protected shelter for vehicles, boat, RV, etc., or enjoy as a well lit hobby space. Additional buildings include a double, insulated garage, an older pioneer home used as a tool shed, chicken coop, small barn, open front animal shelters and storage sheds. Two connected, full size, older mobiles previously used as kennels provide new owners with numerous options for home-base business ventures, additional storage or hobbies. Located in the Burmis corridor, you are conveniently situated to access and enjoy abundant outdoor adventure whether it be Castle Mountain Resort, the Crowsnest Pass or Fernie Alpine Resort.