



GRASSROOTS
REALTY GROUP

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

**1243 Tumblewood Avenue
Pincher Creek, Alberta**

MLS # A2263295



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,361 sq.ft.	Age:	1999 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Irregular Lot, Landscaped, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan		

Inclusions: Furniture in house

Step into this spacious, beautifully maintained home that perfectly blends comfort, versatility, and charm. With three bedrooms on the main floor and two generously sized bedrooms in the fully finished basement, there's ample room for family, guests, or even a home office setup. The three full bathrooms ensure everyone has their own space, while the bright, open-concept kitchen, dining, and living room create the ideal setting for entertaining or relaxing with loved ones. Sunlight pours through the south-facing windows, filling the home with warmth and natural light. Situated on a corner lot, the property features a fully fenced backyard—perfect for kids, pets, and summer barbecues. You'll also find plenty of parking and storage options, including an attached single garage, a double detached garage, and extra room for RV parking. Adding to its appeal, this home was previously operated as a successful BNB, offering a wonderful income-generating opportunity. Financials can be provided to serious buyers interested in continuing or expanding this use. An added bonus — all furnishings are negotiable, making it easy to step right in and start enjoying the space or continue operating it as a turnkey rental. Whether you're searching for a comfortable family home, a property with investment potential, or a welcoming space that's move-in ready, this home checks all the boxes. Bright, inviting, and full of possibility—it's the perfect place to put down roots and start your next chapter.