



GRASSROOTS
REALTY GROUP

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

1126 Briar Road
Pincher Creek, Alberta

MLS # A2264987



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: na

Welcome to 1126 Briar Road, a beautifully maintained and spacious home in one of Pincher Creek's desirable neighborhoods. Built in 2008, this 3-bedroom, 4-bathroom property offers 1,717 sq. ft. of comfortable living space above grade, plus an additional 704 sq. ft. in the finished basement. Step inside to a warm and inviting entryway that opens into a cozy living room with a gas fireplace, perfect for relaxing evenings. The kitchen provides ample cupboard space, a pantry, and plenty of room for family cooking and entertaining. The primary suite features a large walk-in closet that connects to a 4-piece ensuite complete with a luxurious jetted tub. Downstairs, the finished basement offers a generous open area that could easily accommodate an additional bedroom, home gym, or recreation space. Outside, you'll find a spacious yard and a large attached double garage providing plenty of parking and storage. This home combines comfort, function, and style, ideal for families looking to settle in a quiet and friendly community with easy access to schools, parks, and local amenities.