



GRASSROOTS
REALTY GROUP

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**1119 Briar Road
Pincher Creek, Alberta**

MLS # A2266651



\$520,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,290 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Tankless Hot Water, Vaulted Ceiling(s)		

Inclusions: N/A

This beautifully maintained four bedroom, two and a half bathroom home with an attached double garage checks ALL the boxes. This exceptionally well executed floor plan is as close to perfect as you can get, with an open floor plan in the main living area, three bedrooms and two full baths on the upper level and a lower level WALK-OUT with a huge flex space, a fourth bedroom, a half bath and your laundry and storage area! The open plan living, dining, kitchen area features sky-high vaulted ceilings, loads of windows on THREE sides, including a big, west facing bay window in the living room. You'll be cozy warm all winter long with your gas fireplace! The bright and sunny south facing kitchen and dining room, features a classic u-shaped kitchen, loads of counter top and cupboard space, plus a room for a huge table for your family to gather around. Upstairs you'll find your primary bedroom, complete with ensuite and lots of closet space. There's also two bedrooms for the kiddos and their own bathroom to share. The lower level walk out is perfect for summer days and nights. Here you'll enjoy your back yard all year long, including your fire pit with stamped concrete pathway and sitting area. There's also a patio and deck area, wired for a hot tub and ready for you to make it your oasis. There's even room in the yard for your RV or an above ground pool, with a gate to the back alley! Front of house you'll find your 18 x 21 double attached garage, with ample room for parking, toys, a workshop or just storage. It's even already wired for your electric vehicle. If this sweet property sounds like home to you, reach out to your favourite REALTOR® and book a showing today!