



GRASSROOTS
REALTY GROUP

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**730 Blairmore Street
Pincher Creek, Alberta**

MLS # A2286528



\$405,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Irregular Lot, Lawn, P		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: N/A

This inviting home shines with recent upgrades including a newer kitchen featuring sleek white cabinetry, contemporary countertops, and room, plus fresh flooring throughout the main level for a bright, cohesive feel. The open living and dining areas provide plenty of room for relaxing or gathering, while the efficient kitchen layout connects seamlessly for everyday meals and entertaining. Upstairs you get three comfortable bedrooms on the main floor, including a spacious primary with ample closet space, plus a full 4-piece bathroom. The lower level adds even more versatility with two additional bedrooms, a large rec room perfect for movie nights or hobbies, a family room area, 3-piece bath, laundry, utility space, and good storage options. Step outside to a practical single-level design with a fenced backyard offering privacy and room for play, gardening, or simply unwinding amid mature trees in your massive lot with amazing mountain views. Pincher Creek delivers the perfect balance of quiet community living and proximity to incredible southern Alberta adventures. Just minutes from Lundbreck Falls for easy hikes and scenic picnics, a quick drive to Waterton Lakes National Park for pristine lakes, wildlife spotting, and top-tier trails, and easy reach to Castle Provincial Park and Crowsnest Pass for hiking, mountain biking, fishing, and historic stops like Frank Slide. Year-round options include fly fishing on nearby rivers, kayaking at Oldman Reservoir, skiing at Castle Mountain Resort, and more – all from a welcoming small-town base.