



**2222 TWP RD 7-5
Lundbreck, Alberta**

MLS # A2290998



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,674 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	3.71 Acres		
Lot Feat:	Low Maintenance Landscape		

Heating:	Boiler, Natural Gas	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	34-7-2-W5
Exterior:	Cement Fiber Board	Zoning:	GCR
Foundation:	ICF Block	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator, Gas Cooktop, Range hood, Microwave, Upright Freezer, Washer/Dryer, Water Softener, water filtration

Welcome to the M.D. Of Pincher Creek. Situated on 3.70 acres just west of the village of Lundbreck, sits this 1674 sq.ft. 1.5 storey 4 bedroom, 2 bathroom home. This home offers comfortable country living with room to work, relax, and enjoy the outdoors. The main floor features an open-concept living, dining and kitchen area perfect for everyday living and entertaining. The living room is highlighted by a striking floor to ceiling stone fireplace with a wood mantel creating a warm and inviting focal point which draws one's eye toward the vaulted ceiling. Convenient access to the south facing deck and a north facing back entrance through a mudroom provides practical access for acreage living. Also located on the main level is the primary bedroom with beautiful walk-in closet and the main floor bathroom. On the second level, you will find 2 spacious bedrooms, 4 piece bathroom along with a cozy gallery space. The developed basement includes an additional bedroom, laundry room with plumbing in place for a bathroom and a recreation room with fireplace. The basement is near completion and offers the opportunity for a new owner to finish the fireplace and update flooring to their preference. A notable feature of this home is in-floor-heating all 3 levels, providing year-round comfort. Outside, the property truly shines. Just steps away from the home is the ultimate heated shop equipped with 220 wiring, a 10,000lb hoist, workbenches, and ample storage - ideal for mechanics or anyone needing serious workspace. The yard also includes a garden shed, fenced garden with raised beds and a sheltered fire pit, creating the perfect setting to relax and entertain on warm summer evenings. This well-rounded picturesque mountain view acreage offers space, functionality, and rural charm, all within minutes of Lundbreck and a short drive to Pincher Creek or the Crowsnest

Pass