



**440 Pineridge Crescent
Pincher Creek, Alberta**

MLS # A2291122



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,376 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Lawn, Recta		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Wood Counters		

Inclusions: N/A

Some homes just feel right the moment you walk in, and this is one of them. Crafted in 2004 by trusted Erickson & Sons, this spacious beauty offers about 2,702 sq ft of total living space. It features a fully finished upper level and a professionally developed lower level with modern luxury vinyl plank flooring, soundproofing upgrades, and a full bath. Recent enhancements bring instant appeal: a 2021 roof replacement, refreshed deck, new fencing, updated bathrooms, fresh LVP on the stairs, and current cosmetic refreshes that make it feel brand new and ready to impress! But here's what really sets this one apart: the location. Tucked into the foothills of Southern Alberta, Pincher Creek is the kind of place where you can see the Rockies from your neighbourhood and mean it. Waterton Lakes National Park is a 30-minute drive. Castle Provincial Park is right there. Hiking, fishing, golf, a local pool with a waterslide. This growing town punches way above its weight for outdoor living. And when you need the city? Lethbridge is close, Calgary is about two hours up the highway. Do not wait on this home, it will not last long.