



**735 Blairmore Street  
Pincher Creek, Alberta**

**MLS # A2089144**



**\$579,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Many Trees, Private, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** NA

Nestled amid the stunning mountain vistas, this completely renovated 4-bedroom home is an outdoor enthusiast's dream come true. Imagine waking up to awe-inspiring mountain views every day, with a renowned ski hill just moments away for winter adventures. Located only 25 minutes from the natural beauty of Waterton Park, you'll have endless opportunities for exploration, hiking, pristine lakes, and blue-ribbon fishing at your fingertips. Quick access to the scenic Crowsnest Pass, also within a 25-minute drive, adds to the allure for nature lovers. This home features a robust metal roof, ensuring longevity and durability. As Pincher Creek's first house with "x 6" exterior framing, it stands out with its exceptional construction. Inside, stay comfortable year-round with forced air heating and a cozy gas fireplace. The exterior showcases a stunning finish of slate and stone, adding to the home's unique charm. Located on a tranquil, sheltered street, this neighborhood offers the perfect blend of luxury and nature. Enjoy leisurely days with nearby fishing, nature paths, and a recreation center just a short distance away. The amenities include easy access to golf courses, parks, playgrounds, and various recreational facilities. For those who crave adventure, Waterton/Glacier National Park, Lundbreck Falls, and the picturesque Crowsnest Pass are all close by. Plus, the BC/Montana border is just a 35-minute drive away, expanding your exploration possibilities. From your living room window, gaze upon the majestic Mt. Cleveland in Glacier National Park, Montana, making every day a picturesque experience. This home isn't just a place to live; it's a gateway to a lifestyle filled with adventure, beauty, and tranquility.