



**GRASSROOTS**  
REALTY GROUP

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**704 Schofield Street  
Pincher Creek, Alberta**

**MLS # A2127520**



**\$839,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,580 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Detached, Off Street, Parking Pad, RV Access/		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Few Trees, Lawn, Landscaped,		

**Heating:** Boiler, Natural Gas, Wood, Wood Stove

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle, Metal

**Basement:** Full, Partially Finished

**Exterior:** Metal Siding , Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Features:** Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Refrigerator, stove, and microwave in suite.

At just under 3,500 square feet, this mansion-like home blends fully restored, rich, old-world charm with an exquisitely updated open-concept kitchen & living area! Built in the early 1900's with milled beams from top to bottom, the beautiful fir used throughout is evident the moment you walk in the front door & see the amazing detail. Situated on a double lot, the property has tons of room both inside and out. The kitchen boasts travertine tile & backsplash and granite countertops, with a walk-in pantry, soft-close maple cabinets, stained glass windows, and a wood burning stove in the open-concept family room for a beautiful, cozy living area on the main floor. The current owners use the great room on the main level as their primary bedroom to better enjoy the massive original fir sliding doors & trim. The large, three-piece bathroom / laundry room is right next door - main-floor living at its best! A cozy office with the original fir trim is the perfect place to work from home. Up the majestic staircase, there are three bedrooms (one even has a small deck to enjoy the view of the gardens at the Lebel Mansion). A three-piece bath with a clawfoot tub, and a huge walk-in closet complete this part of the home. Through yet another door, there is a self contained apartment with a bedroom, four-piece bath and kitchen, all with a second separate entrance from outside the home. The stairs up to the attic are also accessed from the second level & gorgeous, undeveloped space that has so much potential! The wooden ladder leading up to the widow's walk provides a final touch of nostalgia. The basement is bright, clean, and set up with plenty of space for his & her workshops while the barn has been converted to a garage / shop with three garage doors and room for two vehicles, with extra space for your outside toys. There is a full loft, and the roof, south & west sides of the barn are tin. A

wrap-around, covered veranda & beautifully landscaped yard with English-style gardens are the icing on the cake. You don't want to miss out on this one!