



**1122 Briar Road  
Pincher Creek, Alberta**

**MLS # A2128195**



**\$495,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, Kitchen Island		

**Inclusions:** NA

Nestled in a highly sought-after neighborhood, 1122 Briar Road presents an exceptional opportunity for discerning homeowners. This modified bi-level home offers a unique layout, with the second floor dedicated entirely to an oversized master suite, complete with an ensuite bathroom, providing a private retreat for relaxation and comfort and over 2200 Square Feet of usable living space. Furnace replaced in 2021 and Air Conditioner was new in 2020. The residence features a double attached garage, adding convenience and ample storage for vehicles and more. Its prime location is another major draw, as it is situated close to an array of shopping options, ensuring that everything you need is just a short drive away. In 2019 a 8X12 shed was added to the back yard. Ideal for both families and professionals, this property not only promises a comfortable living arrangement but also provides the perks of living in one of the most desirable parts of town. Don't miss your opportunity and book a showing with your favorite realtor.