



GRASSROOTS
REALTY GROUP

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1124 Briar Road
Pincher Creek, Alberta

MLS # A2132452



\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	2008 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Window Blinds, primary bedroom black-out curtains, Curtain Rods, Back yard play set, Steel cabinet in garage, Castle Bed located, Garden shed,

Step through the front door of 1124 Briar Road and be greeted by soaring vaulted ceilings that offer a warm welcome into this stunning 2008-built bungalow. The home perfectly combines modern convenience with spacious living, featuring five bedrooms and three full bathrooms, including a beautiful ensuite in the spacious primary bedroom. With 1341 sqft on the main level, the residence showcases a beautifully appointed kitchen with plenty of counter space, ideal for the culinary enthusiast, and is bathed in light from numerous windows and fixtures, creating a warm and inviting atmosphere. The main floor also includes a convenient laundry area, enhancing everyday functionality. Descend into the 1258 sqft fully finished basement, where a large recreational room awaits to entertain family and friends. With a new furnace and hot water tank, this home is turnkey and ready for its next owners. This home has a double-car garage and driveway space for three vehicles. The backyard is a delightful escape with a charming deck off the kitchen, perfect for enjoying hot summer days and evening BBQs. 1124 Briar Road isn't just a house; it's the gateway to your new family home.