



**401 Castle Mountain Way  
Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2170249**



**\$849,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Castle Mountain Resort |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | Modified Bi-Level      |               |                   |
| <b>Size:</b>     | 1,165 sq.ft.           | <b>Age:</b>   | 2006 (18 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.09 Acre              |               |                   |
| <b>Lot Feat:</b> | Views                  |               |                   |

|                    |  |                   |                    |
|--------------------|--|-------------------|--------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                       | <b>Water:</b>     | Public             |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl              | <b>Sewer:</b>     | Public Sewer, Pump |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -                  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -                  |
| <b>Exterior:</b>   | Wood Frame                                     | <b>Zoning:</b>    | CMR                |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -                  |
| <b>Features:</b>   | Open Floorplan, Separate Entrance              |                   |                    |

**Inclusions:** Completely furnished upper and lower suites. Also included is Yamaha side by side with snow blade in the garage.

Yes, this is a little piece of Heaven!! Castle Mountain Resort has so much to offer in winter and lots to do in the other seasons. This property is well set up to hold many people with a lock off, illegal suite in the basement. The property is conveniently located as you enter the resort parking lot and is one of the very few that has a garage big enough for your vehicle and your stuff! This open plan layout has lots of space for entertaining with 2 gas fireplaces. There are great views from the front of the house and the back deck. The basement patio is concrete and private for you or your guests. This property is ready for the ski season. Book a viewing with your favourite REALTOR® today!