



1002 Livingston Way
Pincher Creek, Alberta

MLS # A2185949



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,562 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Lawn, Level, Street Lighting, Rectangular		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s)		

Inclusions: Fire Pit, Two Troughs

This beautiful custom-built bungalow is main floor living at its finest! The home was built in 2020 and has been very gently lived in. With 1,562 square feet of living space on one level, the open floor plan provides a warm, welcoming place to call home complete with gorgeous mountain views from every window. The kitchen has alder wood cabinets, tons of counter space, a built-in microwave and bar fridge, and a large island with heated footrest (yes, heated!), and will definitely be the place your family and friends gather. There are two large bedrooms, a huge four-piece bathroom with a beautiful clawfoot bathtub and a walk-in shower, and a two-piece bathroom off the mudroom. The laundry room has extra space for storage, and if you need more, the crawlspace is clean and bright. Imagine enjoying your morning coffee on the covered east facing front porch while the sun rises, and then relaxing on the large back deck on warm summer evenings. The trees in the backyard are already big enough to provide a bit of shade on those hot days, and a privacy screen has been installed along the back fence. Call your favourite REALTOR® to see this beautiful home today.