



**306 Canyon Drive  
Pincher Creek, Alberta**

**MLS # A2204023**



**\$595,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Garden, Gentle Sloping, Irregular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Vinyl Windows, Wet Bar		

**Inclusions:** N/A

Amazing location! Welcome to Pincher Creek's West end where the creek is just steps away and the view of Pincher Canyon is right out your back door! This 4 bedroom, 3 bath bungalow has plenty of space with over 1500 square feet on the main floor. Major updates include all new vinyl windows in 2008, furnace and A/C in 2007, carpet in living room and master bedroom in 2022 and some newer appliances. This home has a separate entrance in the garage to the basement which could lend itself to developing a suited basement or perhaps an AIRBNB. The yard is huge with over 18,000 square feet on a triangular lot. Underground sprinklers, fenced backyard, fenced garden space and a large garden shed as well as a bunkie/workshop. Walking trails right out your back door, fishing in the creek and the view all day long!