



GRASSROOTS
REALTY GROUP

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**15 Pineridge Crescent
Pincher Creek, Alberta**

MLS # A2212834



\$399,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,052 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Slo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, Vaulted Ceiling(s)		

Inclusions: NA

You dream home awaits you in Pincher Creek, Alberta—your gateway to adventure! Nestled just 25 minutes from Waterton Lakes National Park, 30 minutes from Castle Mountain Resort’s world-class skiing, and a short drive to Crowsnest Pass, this property offers the perfect blend of serene living and outdoor thrills. Step inside to discover a move-in-ready gem featuring freshly renovated bathrooms with modern finishes, a newly built deck ideal for soaking in mountain views, and a garage with a new floor and door for added convenience. This charming home boasts a spacious layout, perfect for families or those seeking a cozy retreat, with a tranquil backyard for relaxing after a day of hiking, skiing, or fishing. With 1 bed up and 4 down, it can accommodate a large family. With 2 walkouts in the basement (including one in a bedroom). The skylights let in tremendous light to the upstairs, including the primary bedroom.