



**1148 Morden Avenue  
Pincher Creek, Alberta**

**MLS # A2282226**



**\$598,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 3,044 sq.ft.                        | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                                   | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Landscaped     |               |                   |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas   | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Stone   | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Rubber  | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Mixed, Stone, Stucco  | <b>Zoning:</b>    | Residential |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Quartz Counters, Storage |                   |             |

**Inclusions:** Shed, Window coverings

Full time home with weekend energy. This is the kind of property that lets you live here fully and still feel like you're on the edge of something bigger. Set in an established area of Pincher Creek, this home offers over 3,000 square feet above grade, an additional developed lower level, five bedrooms, and four bathrooms. It's substantial without being overwhelming. The main floor was designed for everyday life. The kitchen flows naturally into multiple living spaces, giving you room to gather, work, or simply spread out without feeling disconnected. Large windows bring in consistent natural light, and the mature landscaping outside adds a sense of serenity. Upstairs, the primary suite feels tucked away, complete with its own balcony and updated ensuite. Additional bedrooms offer flexibility for family, guests, or dedicated office space. Storage throughout the home quietly supports an active lifestyle, with space for skis, mountain bikes, and everything that comes with living in this region. What makes this home compelling is not just the square footage. It's the balance. Castle Mountain Resort and the Crownsnest Pass is approximately thirty minutes away. Waterton Lakes National Park is about forty. Beauvais Lake and Castle Provincial Park are within easy reach. You can work from home with high-speed internet during the week and still find yourself on a mountain trail by Saturday morning. Pincher Creek offers the infrastructure families look for, including hospital services, schools from Kindergarten to Grade 12, recreation facilities, walking and biking pathways, and an active community culture. This is not a seasonal property. It's a place to build a full life, with the freedom to step outside and explore whenever you choose.