



1029 Livingston Way  
Pincher Creek, Alberta

MLS # A2288778



**\$660,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | Modified Bi-Level   |               |                  |
| <b>Size:</b>     | 1,552 sq.ft.  | <b>Age:</b>   | 2022 (4 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                  |
| <b>Lot Size:</b> | 0.23 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Level                                     |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | High Efficiency, ENERGY STAR Qualified Equipment, Forced Air                       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Stone  | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Ceiling Fan(s), Granite Counters, No Smoking Home, Sump Pump(s) |                   |    |

**Inclusions:** Second Washer & Dryer

This three-bedroom, three-bathroom home was built in 2022 and has been very gently lived in. Finished with durable Hardie board siding, it offers both curb appeal and low-maintenance living. The bright, open living area features granite countertops in the kitchen and mountain views from the deck off the dining room. The thoughtful layout provides privacy with the primary bedroom and ensuite on the main level, while two additional bedrooms are located on the second level. Enjoy the convenience of two laundry rooms, making daily living easy for busy households. The unfinished basement features large windows and offers excellent potential for additional bedrooms or a spacious rec room, with plumbing already in place for another three-piece bathroom and a gas line for a future fireplace. Ceramic tinted windows help keep UV rays and heat out, and custom blinds have been installed on both the main and upper levels. Situated on a nearly 10,000 square foot fully fenced lot, there's plenty of room for kids and pets. An 8' x 16' shed, colour matched to the home, provides additional storage—keeping everything neatly organized and out of your heated, double attached garage. This move-in ready home checks all the boxes. Call your favourite REALTOR® to schedule a viewing today.