



1126 Briar Road
Pincher Creek, Alberta

MLS # A2304614



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,711 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Insulated, Paved		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

Welcome to this beautifully updated 4-bedroom, 4-bathroom home offering 1,710 sq ft of comfortable living space, situated on a nicely sized lot of over 5,500 sq ft in a quiet, family-friendly area of Pincher Creek. This home has seen numerous updates, including new vinyl flooring on the main floor, fresh carpet upstairs, updated lighting fixtures, and a refreshed kitchen designed with both style and functionality in mind. The main floor features a bright, spacious layout, with a welcoming living room complete with a cozy gas fireplace, flowing seamlessly into the updated kitchen, which offers ample counter space and storage. Convenient main-floor laundry enhances the home's practicality. Upstairs, the primary bedroom is exceptionally spacious, featuring a walk-in closet and a 4-piece ensuite complete with a jetted tub and separate stand-up shower. The fully developed basement provides even more living space, including a large additional bedroom, a generous recreational room perfect for entertaining or relaxing, and a 4-piece bathroom. Built on an ICF foundation for added efficiency, this home offers year-round comfort and durability, along with plenty of storage throughout. Outside, you'll find a spacious backyard with alley access, offering plenty of room for gardening, entertaining, or simply enjoying the space. The insulated double-car garage provides ample parking and additional storage. A well-rounded property offering space, updates, and functionality, ideal for families or anyone looking for a move-in-ready home.