



**GRASSROOTS**  
REALTY GROUP

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**31 Schofield Place**  
**Pincher Creek, Alberta**

**MLS # A2313763**



**\$540,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Lawn, Private, Slope		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Suspended Ceiling		

**Inclusions:** NA

"The Gateway Home" Three parks, two garages, one home you won't want to leave. Come and check out this beautifully maintained 6-bedroom, 3-bathroom bi-level home nestled in one of Pincher Creek's most desirable neighbourhoods. Perfectly positioned for families and outdoor enthusiasts alike, you are just a short drive from the breathtaking landscapes of Waterton Lakes National Park, Castle Mountain Resort, and the Crowsnest Pass. St. Michael's School is just steps away, and a community playground sits right across the alley, making this an ideal location for families with children. Curb appeal abounds with a classic brick and board-and-batten exterior, mature trees, and a generous lawn. The attached single garage and a detached double garage with alley access provide exceptional storage and workspace. Inside, the spacious kitchen features solid oak cabinetry, ample counter space, a large picture window, a double sink, and plenty of room for the whole family. The lower level offers a cozy family room with a wood-burning brick fireplace, warm wood-panelled walls, and built-in shelving, creating the perfect retreat after a day on the slopes or the trails. With six generously sized bedrooms, there is room for a growing family, home office, or guests.