



GRASSROOTS
REALTY GROUP

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1179 James Avenue
Pincher Creek, Alberta

MLS # A2316838



\$430,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,023 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Level, No Back Lane, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	None		

Welcome to effortless modern living in this brand-new bungalow duplex, thoughtfully designed with style, comfort, and functionality in mind. Step inside to discover a bright, open-concept layout featuring contemporary finishes throughout, elegant quartz countertops, and a spacious kitchen island that's perfect for meal prep, entertaining, or gathering with family and friends. The beautifully designed kitchen flows seamlessly into the dining and living areas, creating an inviting space that feels both open and connected. This well-appointed home offers 2 bedrooms and 2 full bathrooms, including a comfortable primary retreat designed for relaxation. Enjoy the convenience of a single attached garage with a private driveway, providing plenty of parking and storage space. Outside, you'll find a deck overlooking the backyard - an ideal spot for morning coffee, summer barbecues, or simply unwinding outdoors. Combining modern design, quality finishes, and low-maintenance living, this stunning new bungalow duplex is the perfect place to call home.