



**GRASSROOTS**  
REALTY GROUP

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1175 James Avenue  
Pincher Creek, Alberta

MLS # A2316840



**\$430,000**

|           |                                                    |        |                  |
|-----------|----------------------------------------------------|--------|------------------|
| Division: | NONE                                               |        |                  |
| Type:     | Residential/Duplex                                 |        |                  |
| Style:    | Attached-Side by Side, Bungalow                    |        |                  |
| Size:     | 1,019 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.