



844 Foothills Avenue
Pincher Creek, Alberta

MLS # A2321276



\$440,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,560 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: None

This is the bungalow you've been waiting for! Full of charm and timeless character, this inviting home offers 3 +2 bedrooms, and a thoughtfully designed layout perfect for families of all sizes. The spacious sunken living room at the front of the home creates a bright, welcoming atmosphere for gathering and relaxing. A large window centers the space, allowing for tons of natural light. The functional kitchen flows seamlessly, opening to the dining room and second living space. A stunning brick fireplace sets the tone in this room and is the focal point for family dinners and coffee conversation. The laundry room on the main level is ideally located between the middle of the 3 bedrooms, including the primary retreat that offers a sizable walk-in closet and a 2-piece bathroom. Downstairs has a great layout for movie nights and includes two additional bedrooms, a full bathroom and a massive storage room for all your seasonal items. Outside, you'll appreciate the convenience of a double attached garage and a large backyard designed for enjoying the warm summer months. The generous deck provides the perfect setting for BBQ's, morning coffee, or unwinding at the end of the day, with plenty of yard space left for kids, pets, or gardening. Combining classic character with practical family living, this well-maintained bungalow offers comfort, space, and endless opportunities to make it your own. Book your showing today!