



GRASSROOTS
REALTY GROUP

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1070 Geddes Avenue
Pincher Creek, Alberta

MLS # A2323666



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,777 sq.ft.	Age:	1980 (46 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Gentle Sloping, Landscaped, Lawn, No Neig		

Heating:	Boiler, Wood	Water:	-
Floors:	Carpet, Hardwood, Wood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage		

Inclusions: None

Discover a truly one-of-a-kind mid-century modern masterpiece, where timeless architecture meets exceptional space and an unbeatable location. Situated on a quiet corner lot in a coveted cul-de-sac, this remarkable home neighbours a scenic walking path and peaceful creek, offering nearly 4,000 square feet of above-grade living space and an incredible setting that blends privacy with nature. Designed with large or growing families in mind, this home presents an incredible seven bedrooms, including five generously sized bedrooms on the upper level, a convenient main floor bedroom perfect for guests or a home office, and an additional bedroom in the walkout basement. Upstairs, a spacious bonus room creates the ideal gathering place for movie nights, a children's playroom, or a cozy family retreat. On the main floor, two inviting living areas create effortless flow for entertaining and everyday living, while the sunroom offers a peaceful place to unwind and enjoy year-round views of the beautifully landscaped backyard and surrounding natural greenspace. The kitchen offers functionality and a timeless footprint to enjoy as is or re-design for future improvement. The walkout basement expands your living space even further and is largely complete, offering endless opportunities for a recreation room, fitness area, or multi-generational living, with only a few finishing touches needed to make it your own. Step outside to experience one of the property's most exceptional features - a massive backyard that feels like your own private park. Backing directly onto walking paths and a tranquil creek, the outdoor setting is perfect for entertaining, family gatherings, or simply enjoying the serenity of nature. Rarely does a home combine iconic mid-century modern design, nearly 4,000 square feet of above-grade living space, seven bedrooms, and such an incredible location. With its

architectural appeal, expansive layout, walkout basement, and stunning natural surroundings, this is a home that offers both timeless style and extraordinary everyday living. Book your showing today and become the new owner of one of Pincher Creek's most iconic and eye catching properties.