



**GRASSROOTS**  
REALTY GROUP

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1007 Livingston Way  
Pincher Creek, Alberta

MLS # A2325157



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,013 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Rear, Heated G		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Few Trees, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Thoughtfully designed from the heated double attached garage to the in-floor heating and central air conditioning, this new home offers the comfort and features you want. Large windows fill the space with natural light and showcase beautiful mountain views. Built on a slab with wide hallways, wide doors, and high ceilings, the home feels open, airy, and accessible. With three bedrooms and two full bathrooms, there is plenty of room for a family, guests, or a home office. The spacious primary bedroom includes a walk-in closet and ensuite. At the back of the home, a bonus room with a separate entrance offers an excellent option for a home business. Two baseboard electric heaters supplement the in-floor heat for quick warmth on chilly days. Outside, concrete parking pads at the front and back, artificial turf, and attractive corrugated metal siding keep maintenance low. The concrete foundation is already in place for easy future fencing. Whether you are raising a family, settling into retirement, or somewhere in between, this property is well worth seeing in person. Call your favourite REALTOR® to schedule a showing today!