



GRASSROOTS
REALTY GROUP

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**580 McDougall Street
Pincher Creek, Alberta**

MLS # A2328498



\$475,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,133 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks, Storage, Vinyl Windows		

Inclusions: Basement Refrigerator

Welcome to 580 McDougall Street in the heart of Pincher Creek! Situated on an oversized 9,071 sq. ft. lot, this well-maintained 1,132sq. ft. bi-level offers 4 bedrooms, 3 bathrooms, and a thoughtfully designed layout that's perfect for families or anyone looking for a home with room to grow. From the moment you step inside, you're welcomed by a spacious entryway leading into a bright, inviting living room with large vinyl windows that fill the home with natural light. The functional kitchen and dining area provide plenty of space for everyday living and entertaining. The kitchen is equipped with a gas stove for those who love cooking with gas, while also being wired for an electric range if that's your preference. Just off the dining area, the covered back deck offers the perfect spot to enjoy year-round BBQs with a convenient natural gas hookup. You'll also appreciate the convenience of main-floor laundry, making day-to-day living even easier. The generous sized primary bedroom with more than 200 SqFt of space is a true retreat, offering plenty of space to create your own private sanctuary and featuring a 3-piece ensuite and a large walk in closet. Downstairs, you'll find a beautifully finished basement built by the renowned Erickson's, showcasing quality craftsmanship with warm natural wood accents, a cozy gas fireplace, and two additional bedrooms. A separate basement entrance provides exciting potential for a future suite, making this home an excellent opportunity for multi-generational living or added income potential. Outside, the pride of ownership continues with beautifully landscaped grounds, an above-ground sprinkler system, a heated detached double garage with alley access, RV parking, and a powered shed that's perfect for a workshop, hobby space, or additional storage. With plenty of outdoor space to enjoy, this property has been lovingly cared for and offers

the perfect combination of comfort, functionality, and future potential.