



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1221 Tumbleweed Avenue
Pincher Creek, Alberta

MLS # A2336676



\$729,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Level, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows		

Inclusions: Washer/Dryer, Fridge, Stove, Dishwasher, Hot Tub

Welcome to 1221 Tumbleweed Avenue in Pincher Creek, a beautifully designed modern home where thoughtful architecture, exceptional craftsmanship, and stunning views come together. This impressive four-bedroom, three-and-a-half-bathroom residence offers a sophisticated yet inviting living experience, with a bright and spacious open-concept floor plan designed for both everyday living and entertaining. Modern finishes and carefully considered details are showcased throughout the home, complemented by floor-to-ceiling ICF construction that provides exceptional strength, energy efficiency, and comfort. The expansive windows take full advantage of the beautiful surrounding landscape and fill the interior with natural light, creating a seamless connection between the indoors and the spectacular Alberta landscape. One of the home's standout features is the incredible rooftop hot tub patio, offering the perfect place to unwind, entertain, and take in the views from above. The attached double garage provides convenient, secure parking and additional storage, while the home's modern design and quality construction offer both style and lasting value. With its striking contemporary architecture, exceptional craftsmanship, impressive construction, and unforgettable views, 1221 Tumbleweed Avenue is a truly unique home in Pincher Creek.