



GRASSROOTS
REALTY GROUP

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452 Pineridge Way
Pincher Creek, Alberta

MLS # A2344853



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	1991 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Pantry, See Remarks, Stone Counters, Storage		

Inclusions:	N/A
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Welcome to this spacious and thoughtfully updated 6-bedroom, 3.5-bathroom home, offering 2,028.64 sq. ft. above grade plus 960 sq. ft. of developed lower-level space. The main floor features generous living areas, spacious bedrooms, built-in features, and an updated kitchen complete with granite countertops, abundant cabinetry, ample workspace, and a large pantry. Garden doors off the dining room open to a huge south-facing backyard, ideal for family gatherings, outdoor entertaining, and play. The home offers a spacious primary bedroom with an ensuite, along with plenty of room for family and guests. Recent updates include new flooring throughout the main floor and basement, fresh interior and exterior paint, and a new concrete driveway. The walk-up basement entry provides excellent potential for future development or a secondary suite, subject to applicable approvals. Completing the property is a 24' x 24' attached garage. A fantastic opportunity to own a large, move-in-ready family home with room to grow.