



GRASSROOTS
REALTY GROUP

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619 Chinook Crescent
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2349225



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Cottage/Cabin		
Size:	1,638 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

Heating:	Forced Air	Water:	Co-operative, Public
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Country Res - Improved
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, range hood, window coverings, garage door opener and control

EXCEPTIONAL RECREATIONAL RETREAT IN CASTLEVIEW RIDGE ESTATES! Discover the perfect combination of comfort, privacy, and year-round recreation in this beautifully designed custom-built cottage, nestled along the south-facing slopes overlooking the picturesque Oldman River valley, near the Oldman River Dam spillway. Surrounded by the natural beauty of southern Alberta, this impressive four-bedroom, two-bathroom home offers an inviting retreat for family gatherings, weekend getaways, or simply enjoying a quieter pace of life. The thoughtfully designed interior features a spectacular open-concept great room with soaring vaulted ceilings, a spacious kitchen, and a generous dining area, creating an ideal setting for entertaining family and friends. Outdoor living is equally impressive, with an expansive wraparound deck offering breathtaking views of the surrounding landscape. Multiple patios and outdoor sitting areas provide the perfect balance of sunshine and shade, while a private chiminea firepit area invites evenings spent relaxing beneath the stars. Backing onto open green space and beautifully integrated into the natural hillside, the property offers exceptional privacy and a unique front walkout lower level, complete with an attached garage. Attractive, low-maintenance landscaping, complemented by an abundance of mature and maturing trees and shrubs, creates a peaceful and welcoming setting. LOCATION IS EVERYTHING! Ideally situated within easy reach of Waterton Lakes National Park, Castle Mountain Resort, and the Crowsnest Pass, this property puts some of southern Alberta's finest recreational opportunities at your doorstep. Enjoy boating, fishing, kayaking, windsurfing, hiking, mountain biking, golfing, and ATV adventures throughout the warmer months, followed by skiing, snowmobiling, and cross-country

skiing when winter arrives. The town of Pincher Creek is just a short drive away, providing convenient access to shopping, restaurants, and everyday amenities. Whether you're searching for a family getaway, a four-season recreational retreat, or a peaceful escape surrounded by nature, this remarkable property offers an opportunity to enjoy the very best of southern Alberta's outdoor lifestyle.

PLEASE NOTE: This property is situated on leasehold land within a Provincial Park.