



3015 TWP RD 7-2 , Pincher Creek, Alberta - \$799,000



Main Photo

Property Description

Just a short walk to the Crowsnest River, renowned for its world-class fishing, this property offers an exceptional lifestyle opportunity. Discover this charming 1.5 storey home on 8.07 acres, perfectly blending space, character, and functionality. Nestled in a well-treed, private location with pasture land, it's ideal for those seeking comfort, room for animals, or space for hobbies. The home features 3 bedrooms and 3 bathrooms, including a spacious primary suite with a large walk-in closet, 4-piece ensuite, and private den. The kitchen provides ample cabinet space, while the dining area is warmed by one of two wood-burning stoves, the second located in the basement. The main family room boasts vaulted ceilings, and the loft offers an additional family room, balcony, and a bedroom with its own ensuite. A 4th bedroom in the basement (windows may not meet egress), generous storage, dedicated cold storage, and basement access to the garage add to the practicality. Outdoor living can be enjoyed on the large south-facing deck or the covered front porch. Adding to the charm, the original log cabin, known as the "Dead Duck," provides an opportunity to restore and repurpose. This property offers privacy, charm, and natural beauty,

all within steps of the Crowsnest River.

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