

# \$550,000 - 1106 Briar Street, Pincher Creek

MLS® #A2112902

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,292 sqft

Residential on 0.36 Acres

NONE, Pincher Creek, Alberta

Nestled in a sought-after neighborhood, this meticulously designed home offers an exquisite blend of elegance and modern living. With 3 bedrooms upstairs and an additional bedroom downstairs, this residence is perfect for families and entertainers alike.

## Interior Highlights:

**Spacious Living:** Step inside to discover a sun-soaked interior that boasts an open floor plan, high ceilings, and large windows that flood the space with natural light.

**Gourmet Kitchen:** The heart of the home features quartz countertops, state-of-the-art stainless steel appliances, and custom cabinetry, making it a chef's dream.

**Luxurious Bedrooms:** Each bedroom is a serene retreat, with the master suite offering ample space and a spa-like ensuite bathroom.

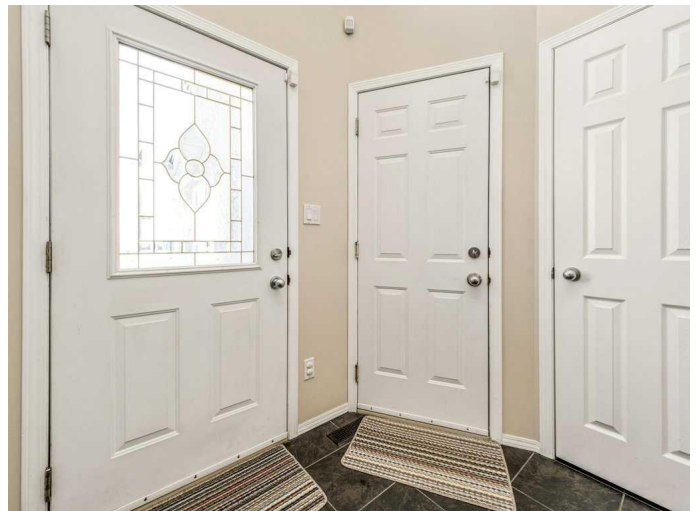
**Elegant Finishes:** Throughout the home, you'll find high-end finishes, including gleaming hardwood flooring that adds warmth and sophistication to each room.

## Outdoor Living:

**Entertainer's Dream Deck:** The backyard is a private paradise, highlighted by a massive deck that's perfect for gatherings, BBQs, or simply enjoying the outdoors.

**Hot Tub:** Unwind in style in the luxurious hot tub, ideally situated on the deck for privacy and relaxation.

**Expansive Yard:** The large, meticulously



landscaped yard offers endless possibilities for outdoor activities, gardening, or soaking up the sun.

Additional Features:

**Convenient 2-Car Garage:** Keep your vehicles and storage items secure and organized with ample space. Concrete RV Pad with rear lane access.

**Prime Location:** Situated just moments away from shopping centers, this home combines suburban tranquility with urban convenience. 1106 Briar Street is more than just a house; it's a sanctuary where every detail has been carefully curated to offer unparalleled living. Whether you're hosting lavish parties or enjoying quiet nights in, this home caters to every lifestyle with its blend of luxury, comfort, and functionality.

Don't miss the opportunity to own this exceptional property. Schedule your viewing with your favorite realtor today and step into the life you've always dreamed of in the picturesque town of Pincher Creek.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2112902    |
| Price          | \$550,000   |
| Sold Price     | \$550,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,292       |
| Acres          | 0.36        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1106 Briar Street            |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K1W0                       |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Chandelier                                                                |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | Central Air                                                               |
| Fireplace         | Yes                                                                       |
| # of Fireplaces   | 1                                                                         |
| Fireplaces        | Gas                                                                       |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Dog Run, Private Yard                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Stucco                                         |
| Foundation        | Poured Concrete                                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 6th, 2024  |
| Date Sold      | March 21st, 2024 |
| Days on Market | 15               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office                    2 PERCENT REALTY

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