

\$395,000 - 1022 Livingston Way, Pincher Creek

MLS® #A2160211

\$395,000

2 Bedroom, 2.00 Bathroom, 1,478 sqft

Residential on 0.12 Acres

NONE, Pincher Creek, Alberta

Discover modern elegance and spacious living in this stunning modified bi-level home, perfectly situated in the charming town of Pincher Creek. Renowned for its beautiful golf course and mountain views, Pincher Creek offers the ideal blend of leisure and convenience, and this home puts you right in the heart of it all in a desirable location.

From the moment you arrive, the home's striking curb appeal captivates with its contemporary exterior. The beautifully landscaped front yard is meticulously maintained, complete with a unique stone feature that adds a touch of rustic charm to the modern design.

Step inside to find a bright and airy open-concept living space. The soaring vaulted ceilings in the dining area create an expansive feel, while large windows bathe the room in natural light. Overlooking this impressive space is a lofted second level, offering a versatile area perfect for a home office, cozy reading nook, or additional lounge.

This home boasts two spacious bedrooms and two full bathrooms, each thoughtfully designed for comfort and privacy, with one of the bathrooms as an ensuite in the Master Bedroom. The master also boasts his and her walk in closets. The unfinished basement provides endless possibilities for customization—whether you envision a



sprawling recreation room, a home gym, or extra storage, this space is ready to be transformed to suit your needs.

Outside, the well-manicured backyard offers a serene escape, perfect for gardening, barbecuing, or simply enjoying the crisp mountain air. With its modern design, meticulous upkeep, and prime location in the desirable community of Pincher Creek, this home is a rare find that promises both style and substance.

Built in 2014

Essential Information

MLS® #	A2160211
Price	\$395,000
Sold Price	\$382,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	1022 Livingston Way
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

Amenities

Parking	Off Street
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	ICF Block

Additional Information

Date Listed	August 23rd, 2024
Date Sold	November 12th, 2024
Days on Market	80
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	2 PERCENT REALTY
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