

# \$799,000 - 3015 Twp Rd 7-2, Pincher Creek

MLS® #A2255382

**\$799,000**

3 Bedroom, 3.00 Bathroom, 2,154 sqft

Residential on 8.07 Acres

NONE, Pincher Creek, Alberta

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.

Built in 1984

## Essential Information



|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2255382                                  |
| Price          | \$799,000                                 |
| Bedrooms       | 3                                         |
| Bathrooms      | 3.00                                      |
| Full Baths     | 3                                         |
| Square Footage | 2,154                                     |
| Acres          | 8.07                                      |
| Year Built     | 1984                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 3015 Twp Rd 7-2              |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                            |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 2                                                                        |
| Fireplaces        | Wood Burning                                                             |
| Has Basement      | Yes                                                                      |
| Basement          | Partial, Partially Finished                                              |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Private Yard |
|-------------------|-------------------------------------|

|                 |                     |
|-----------------|---------------------|
| Lot Description | Many Trees, Pasture |
| Roof            | Asphalt Shingle     |
| Construction    | Mixed               |
| Foundation      | Poured Concrete     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 15                  |
| Zoning         | CR                  |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Centre - Blairmore |
|----------------|--------------------------------|

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