

# \$520,000 - 1119 Briar Road, Pincher Creek

MLS® #A2266651

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,290 sqft

Residential on 0.13 Acres

NONE, Pincher Creek, Alberta

This beautifully maintained four bedroom, two and a half bathroom home with an attached double garage checks ALL the boxes. This exceptionally well executed floor plan is as close to perfect as you can get, with an open floor plan in the main living area, three bedrooms and two full baths on the upper level and a lower level WALK-OUT with a huge flex space, a fourth bedroom, a half bath and your laundry and storage area! The open plan living, dining, kitchen area features sky-high vaulted ceilings, loads of windows on THREE sides, including a big, west facing bay window in the living room. Youâ€™ll be cozy warm all winter long with your gas fireplace! The bright and sunny south facing kitchen and dining room, features a classic u-shaped kitchen, loads of counter top and cupboard space, plus a room for a huge table for your family to gather around. Upstairs youâ€™ll find your primary bedroom, complete with ensuite and lots of closet space. Thereâ€™s also two bedrooms for the kiddos and their own bathroom to share. The lower level walk out is perfect for summer days and nights. Here youâ€™ll enjoy your back yard all year long, including your fire pit with stamped concrete pathway and sitting area. Thereâ€™s also a patio and deck area, wired for a hot tub and ready for you to make it your oasis.

Thereâ€™s even room in the yard for your RV or an above ground pool, with a gate to the back alley! Front of house youâ€™ll find your 18 x 21 double attached garage, with ample



room for parking, toys, a workshop or just storage. It's even already wired for your electric vehicle. If this sweet property sounds like home to you, reach out to your favourite REALTOR® and book a showing today!

Built in 2008

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2266651      |
| Price          | \$520,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,290         |
| Acres          | 0.13          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 1119 Briar Road              |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, See Remarks |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Tankless Hot Water, Vaulted Ceiling(s)                 |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, |

|                 |                                                          |
|-----------------|----------------------------------------------------------|
|                 | Stove(s), Washer/Dryer, Water Softener, Window Coverings |
| Heating         | Forced Air, Natural Gas                                  |
| Cooling         | Central Air                                              |
| Fireplace       | Yes                                                      |
| # of Fireplaces | 1                                                        |
| Fireplaces      | Gas, Living Room                                         |
| Has Basement    | Yes                                                      |
| Basement        | Full                                                     |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard          |
| Lot Description   | Back Lane, Back Yard            |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 1                  |
| Zoning         | R                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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