

\$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. You'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 you'll find your primary bedroom, complete with ensuite and lots of closet space. There'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 you'll enjoy your back yard all year long, including your fire pit with stamped concrete pathway and sitting area. There's also a patio and deck area, wired for a hot tub and ready for you to make it your oasis.

There's even room in the yard for your RV or an above ground pool, with a gate to the back alley! Front of house you'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	9
Zoning	R

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.