

# \$550,000 - 1012 Livingston Way, Pincher Creek

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MLS® #A2217525

**\$550,000**

3 Bedroom, 3.00 Bathroom, 2,108 sqft

Residential on 0.12 Acres

NONE, Pincher Creek, Alberta

Welcome to your dream home in the making! This stunning 2-story new build, located on a tranquil street in newer part of town, offers 3 spacious bedrooms upstairs, including a luxurious en-suite in the primary bedroom for your ultimate comfort. Convenience is key with a second-floor laundry, making daily chores a breeze. The main floor features a modern half bath, perfect for guests, and flows seamlessly into the open-concept living spaces, ready for your personal touch. Flooring, Counters and paint colors can all still be chosen if acted upon quick enough.

Currently at the drywall stage, this home presents a rare opportunity to customize finishings to your exact taste if purchased soonâ€”create a space that truly reflects you! The unfinished basement offers endless potential for future expansion, whether you envision a home theater, gym, or extra living space. Has a walk up basement entrance, so the possibility to add a suite is present. A single attached garage provides shelter and storage, while the serene backyard backs onto a picturesque field, offering peaceful views and privacy. Builder is offering a \$4000 appliance package, or \$4000 off of purchase price to find your own appliances. Photos are artist Renderings.

Built in 2025

## Essential Information



MLS® #	A2217525
Price	\$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,108
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1012 Livingston Way
Subdivision	NONE
City	Pincher Creek
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K1W0

### **Amenities**

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind, Rectangular Lot, Views

Roof	Asphalt
Construction	Vinyl Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	49
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY
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