

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

MLS® #A2255382

\$799,000

3 Bedroom, 3.00 Bathroom, 2,474 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	2,474
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	Partially Finished, Partial

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
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Lot Description	Many Trees, Pasture
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 8th, 2025
Days on Market	3
Zoning	CR

Listing Details

Listing Office	Real Estate Centre - Blairmore
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