

# \$586,500 - 622 Thistle Crescent, Pincher Creek

---

MLS® #A2217860

**\$586,500**

4 Bedroom, 3.00 Bathroom, 2,154 sqft

Residential on 0.01 Acres

NONE, Pincher Creek, Alberta

This beautiful custom built, well maintained 2 storey home offers the perfect blend of space and comfort and includes both upstairs and main floor living spaces. Upstairs you'll find a large kitchen with plenty of counterspace and storage, a dining room with incredible views, a living room with large windows and a moon window that lets in plenty of sunshine. There's a large primary bedroom, which includes a 4pc ensuite and walk in closet. It also includes a 2nd bedroom, an additional 4pc bathroom, and a laundry room/office for convenience. The main floor has a separate entrance and consists of a comfortable living/dining room with gas fireplace, small kitchenette, 2 bedrooms and a 3pc bathroom. This home offers plenty of parking with an attached double garage and plenty of room, additional storage and is equipped with an industrial heater, keeping the garage cozy warm. There are an additional 2 parking stalls at the back of the yard that leads to the separate entrance. With the open space concept and plenty of windows throughout the home it offers plenty of lighting throughout. The back yard consists of a beautifully landscaped North facing yard with incredible unobstructed views from either the upper or covered deck below as well as a large garden and storage shed, which is a gardener's dream!

Built in 1994



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2217860    |
| Price          | \$586,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,154       |
| Acres          | 0.01        |
| Year Built     | 1994        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 622 Thistle Crescent         |
| Subdivision | NONE                         |
| City        | Pincher Creek                |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | t0k1w0                       |

## Amenities

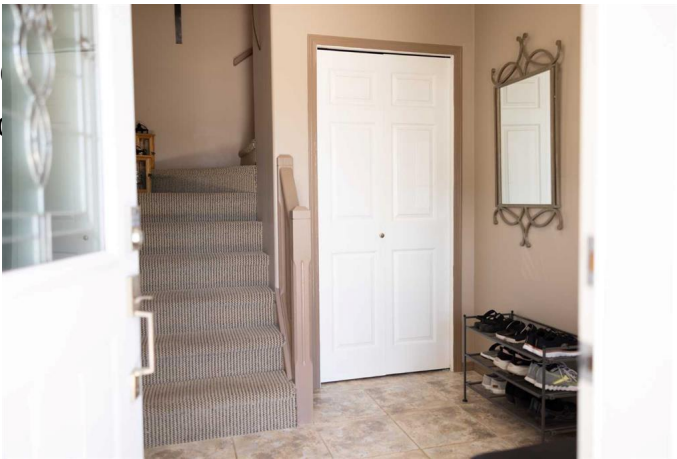
|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Humidifier, Microwave, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                         |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 1                                                                                                             |
| Fireplaces        | Gas                                                                                                           |
| Has Basement      | Yes                                                                                                           |
| Basement          | None, Suite                                                                                                   |

Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard                         |
| Lot Description   | Back Lane, Back Yard, Back<br>Landscaped, No Neighbours |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco                                                  |
| Foundation        | Brick/Mortar                                            |



Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 84             |
| Zoning         | R1             |

Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|

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.