

**22 Westcastle Loop**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2280409**



**\$1,350,000**

**Division:** NONE

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,248 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** 4 **Baths:** 3

**Garage:** Off Street

**Lot Size:** 0.10 Acre

**Lot Feat:** See Remarks

<b>Heating:</b>	Radiant	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Open Floorplan, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** Fridge stove dishwasher, (2n 1) washer dryer, window coverings, back up natural gas generator (5), hot tub, all furniture negotiable, wood carving bears negotiable

Arguably one of the best locations on the mountain, this true ski-in/ski-out cabin lets you drive right up to the back door and ski straight out the front. Warm, inviting, and thoughtfully updated, this home away from home features high-end finishes in both the kitchen and ensuite, blending mountain charm with modern comfort. A real wood-burning fireplace on the main level creates the perfect gathering space after a day on the slopes, while stunning mountain views from both the front and back provide a breathtaking backdrop year-round;watch the lifts start turning as you enjoy breakfast at the kitchen table. The second level offers two generous bedrooms, a four-piece bathroom, and abundant storage, ideal for family living. The main floor includes the open living and dining area, an additional bedroom, storage room, and a three-piece bathroom. Downstairs, the fully developed basement adds a fourth bedroom, family room, and a spacious boot room designed to accommodate the entire family's ski gear and motorized toys. Come experience Castle Mountain Resort living at its finest;this is mountain life done right.