



**GRASSROOTS**  
REALTY GROUP

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30319 Township Road 6-2A  
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2281125



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,123 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	3.96 Acres		
<b>Lot Feat:</b>	Lawn, Pasture, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-6-30-W4
<b>Exterior:</b>	Composite Siding, ICFs (Insulated Concrete Forms)	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Gas Fireplace Stove, Peka Rollshutter (primary bedroom), 275 Gallon Portable Cube Tank

Acreage living with breathtaking mountain views—just minutes from town. Set on 3.96 acres less than two miles from Pincher Creek, this beautifully maintained 2015 Jade Home offers the perfect balance of rural lifestyle and everyday convenience. Thoughtfully positioned to capture sweeping views from Chief Mountain to the Livingston Range, the home features floor-to-ceiling windows and a spacious deck where you can enjoy some of Southern Alberta’s most spectacular scenery. The fully finished home offers 3 bedrooms and 3 bathrooms, including a bright open living area and a walk-out lower level built on an energy-efficient ICF foundation for year-round comfort and quiet. Outside, the property is well suited for hobby farming or horse enthusiasts with fenced pasture, a 12' x 8' animal shelter, and water access for livestock. The heated double detached garage with radiant heat provides excellent space for vehicles, projects, or equipment. With incredible mountain views, space for animals, and the convenience of being minutes from town amenities, this property offers a rare opportunity to enjoy the best of country living without sacrificing accessibility.