



295043 722 Avenue E
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2293730



\$1,225,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,557 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	9.79 Acres		
Lot Feat:	Creek/River/Stream/Pond, Low Maintenance Landscape, Private, Rolling Slop		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Spring, Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RG - CRES
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Not, Wat
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Sea Can, Pool Table, Power Blinds on Deck

Quality water on this 9.79 acres located SW of Cayley or NW of Nanton, this exceptional property features a quality custom-built home designed with craftsmanship and durability in mind. This 1,557 sq. ft. residence showcases thoughtful upgrades throughout, including an ICF walkout basement, SIP (Structural Insulated Panel) exterior walls, Hardie board siding, and 30-year fiberglass laminate shingles. Inside, the home is equally impressive with 10' ceilings on the main floor, 9' ceilings in the basement, and striking 8' doors throughout, creating a bright and spacious feel. The kitchen, walk-through pantry, and bathrooms feature beautiful custom cabinetry with solid wood shelving and soft-close drawers, while details such as a custom stair railing, wide stairwell, custom blinds, and a handcrafted mantle add character and style. Comfort and practicality are built in with in-floor heating and a manual transfer switch for generator backup power. Outdoor living is just as inviting, with a front deck featuring maintenance-free Fiberon decking and impressive 12" fir timber posts, and a rear deck finished with Duradek, tempered glass railings, and remote-controlled Phantom screens—perfect for taking in the surrounding views. Recent upgrades further enhance the property and include a lower-level patio, partial asphalt driveway and garage apron, sidewalks, updated kitchen countertops, two additional deck areas, and a Phantom screen at the front door. A truly standout rural property that combines quality construction, modern efficiency, and country living. Seller is willing to register a first right of refusal on the balance of the 1/4 section for anyone interested in more land base in the future.