



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4221 6 Highway
Twin Butte, Alberta

MLS # A2294542



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,311 sq.ft.	Age:	1900 (126 yrs old)
Beds:	4	Baths:	5
Garage:	Off Street		
Lot Size:	4.37 Acres		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Many Trees, Secluded, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Metal
Basement:	Partial
Exterior:	Composite Siding, Log, Stucco
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	CR
Utilities:	-

Inclusions: TV Mounts, Cabin Contents x 2, Firepit, Picnic Table.

Welcome to Paradise at the foot of the Canadian Rocky Mountains! Tucked away in a secluded valley in the breathtaking southwest corner of Alberta, this extraordinary 4.37 acre property offers an increasingly rare opportunity to own a piece of the region's ranching history. Just minutes from Waterton Lakes National Park, Castle Mountain Resort and some of the province's most spectacular scenery, this lovingly maintained homestead is where time slows down as Drywood Creek calls you come sit a while, relax in the sunshine, close your eyes and breathe…. Built log by hand-hewn log, in 1900, the original ranch house has been thoughtfully preserved and updated over its 125 year history, including an extensive renovation and two storey addition completed in 2005. Rich wood finishes, original log construction and the home's authentic character create a warm, welcoming atmosphere throughout. The main floor features a bright, southerly sunroom, warmed by a wood burning stove. Through the cased opening, the spacious living room is centred around the original stone fireplace (now natural gas). The true ranch kitchen with adjoining dining area offers ample space for entertaining friends and family. A generous bedroom and an updated three piece bathroom completes the main floor of the original home. The 2005 addition introduced a spacious flex space with laundry, office space or rec room, just off the kitchen, as well as an impressive primary retreat, including exquisite clawfoot tub in the ensuite, and French doors leading to a private deck overlooking Drywood Creek. Fall asleep to the soothing sounds of crystal clear mountain water flowing past your doorstep. Upstairs, the addition continues with a spectacular family room, featuring vaulted ceilings, a gas fireplace and access to a second story deck with panoramic creekside views. The original home side

upper level offers a charming landing and two additional bedrooms. Outside, the property is equally exceptional. Drywood Creek borders the property, mature trees surround the home and the peaceful setting provides endless opportunities to relax, explore and reconnect with nature. Two fully serviced guest cabins, each complete with heat, water and a three piece bathroom, offer comfortable accommodations for family, friends or visitors. Also included is the original log cabin the family lived in while building the main house, now used for storage and a treasured reminder of the property's remarkable heritage. Whether you're searching for a full time residence, a mountain retreat or a legacy property to share with generations to come, this one of a kind ranch homestead offers an unmatched combination of history, beauty and location in one of Alberta's most sought after landscapes. Ask your favourite Realtor for a full list of updates and features and book a showing today!