



5520 29-4 Range
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2309834



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,240 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Driveway, Gravel Driveway, Off Street, C		
Lot Size:	3.39 Acres		
Lot Feat:	Lawn, Private, Secluded, Views		

Heating:	Forced Air, Propane	Water:	Cistern
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	32-5-29-W4
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Propane
Features:	High Ceilings, See Remarks, Storage		

Inclusions: Cistern, water hauling tank with trailer

Set against the stunning backdrop of Goose Lake and the Rocky Mountains, this beautifully maintained acreage offers the perfect blend of country living, functionality, and scenic beauty. Situated on 3.39 acres in the M.D. of Pincher Creek, this 4-bedroom, 2-bathroom home features breathtaking views from every window, overlooking rolling pasture, open countryside, and mountain scenery. Inside, you'll find warm wood flooring throughout, spacious bedrooms, and an inviting living room designed to capture the surrounding landscape. Numerous updates have already been completed, including some newer windows, an updated kitchen, basement bathroom renovations, an updated electrical main panel, and the comfort of a newer ductless heat pump for summer cooling. Originally moved onto the property in 2011, the home benefits from a newer concrete foundation and basement. The partially finished basement provides additional living space with plenty of room for a family den, recreation area, home office, or guest space. Property includes a drilled well, with final servicing and treatment systems to be completed by the buyer to their satisfaction. Outside, the property is well-equipped for hobby farming or livestock, complete with fenced pasture, corrals, and several livestock shelters, currently set up for sheep. A large detached double garage provides excellent storage and workspace, while the expansive wrap-around deck offers the perfect place to relax and take in the peaceful surroundings. With plenty of room for gardens, animals, and outdoor enjoyment, this property delivers the acreage lifestyle many dream about.