



**250058 Township Road 92
Rural Willow Creek No. 26, M.D. of, Alberta**

MLS # A2312905



\$999,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,344 sq.ft.	Age:	2018 (8 yrs old)
Beds:	8	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	1.02 Acres		
Lot Feat:	Landscaped, Private		

Heating:	Boiler	Water:	Shared Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms)	Zoning:	R
Foundation:	ICF Block	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)

Inclusions: Armoire in Office, Outside Swing, Solar Panels (Buyer to Assume), Green House, Chicken Coop

Impressive acreage located just minutes away from Fort Macleod! This home has everything you need to settle into a peaceful country lifestyle without sacrificing on comfort or access to town amenities. Premium features chosen for longevity and peace-of-mind define this property, with triple-pane windows, ICF construction, rough-ins for a central vac, Hardie Board siding and Smart Trim, and plenty of storage throughout. With a shop, barn, and greenhouse alongside a spacious and modern interior, this home provides enough room for growing families and hobbyists of all sorts. Step through the front foyer and you'll enter into a kitchen featuring a huge central island with pendant lighting and built-in appliances. The living room includes a wood burning fireplace, making a cozy spot to host friends and family for the holidays. The dining area is surrounded by tall, bright windows, while the adjoining family room provides the ideal spot to relax and chat. Down the hall, the master bedroom suite includes two walk-in closets and an ensuite bath with a large walk-in shower. Another bedroom nearby would make the perfect place for setting up a nursery or home office. Upstairs, four bedrooms, each with their own walk-in closets, surround a central hall with a five-piece bath. Downstairs, two more bedrooms can be found alongside a laundry room, four-piece bath, and a massive rec room. Through the main floor mudroom which includes a powder room and sink, an impressive 34'x38' double attached garage leads into a 24'x38' workshop with a storage room and loft. Outside, the rear deck leads down onto an open lawn with mature trees, a barn with a chicken coop, and a greenhouse for the gardener in your family. If you've been waiting for a home that's as luxurious as it is inviting, this may be the place for you. Give your REALTOR® a call and book a showing today!