



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

122062 RR 253
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2314677



\$795,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,186 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, RV Access/Parking, Triple Garage		
Lot Size:	4.67 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-12-25-W4
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window A/C unit, 2 garden sheds		

As the setting sun rolls that unique golden light out across the prairie, you hear it…peace and serenity. Meadowlarks and croaking frogs, the distance sounds of cattle and the low growl of the neighbour’s tractor, the soundtrack of your new life on this special acreage. Located about 15 minutes east of Claresholm, there are spectacular views of the Porcupine Hills and the Rockies to the west and southwest. This charming 3-bedroom bungalow has special touches throughout, stained glass, custom cabinetry, and a warmth that invites you in. In the kitchen custom hickory cabinets have quartz counter tops and stained glass inserts along with the spacious island that seats five. Just past the dining area is the door to the verandah leading you out to the prairie views that go all the way to Chief Mountain. The living room features a stained-glass window and is open to the dining area and kitchen, so no one feels left out of the buzz of family gatherings. The master bedroom has a pretty, embossed wallpaper ceiling and a large walk-in closet. Down the hall is the bathroom with an antique dresser vanity and access to the back patio and potential hot tub area. There is a convenient 2-piece bathroom in the main floor laundry that is handy to the back door. Downstairs there is a family room for hanging out and two more bedrooms along with a 3-piece bathroom. Plenty of room for the kids or guests and the utility room has a large cold pantry to store all the summer’s bounty. The back yard is ready for those long summer evenings with a patio surrounded by a shelter belt, perennial beds and shrubs. Lots of room for a garden and two garden sheds that can stash all those yard items out of the weather. And did you say you needed space for cars and storage? A two car garage is adjacent to the house and the 3 car garage sits a bit farther away, both are insulated and

heated. The original hip roof barn hasn't seen livestock for a few years and there are pastures waiting for a couple horses, maybe a 4-H steer or a few sheep. Just imagine living in this quiet oasis away from hustle and bustle of everyday life.