



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

291062 Township Road 164
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2318635



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,459 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Oversized, Single Garage Attached		
Lot Size:	9.17 Acres		
Lot Feat:	Back Yard, Few Trees, Gentle Sloping, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Linoleum	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home, Soaking Tub		

Inclusions: second dwelling - fridge, stove, dishwasher, washer and dryer, 2 electric fireplaces, central air

TWO DWELLINGS on a rare opportunity less than 10 minutes from Nanton!! 9.17 acres of usable country living offering exceptional versatility, privacy, and space for a wide range of lifestyles. This unique acreage features two detached residences, ideal for multi generational living, guest accommodation, or rental potential. The original homestead (built in 1949 and extensively rebuilt in 2022) offers approximately 950 sq ft with 2 bedrooms and 1 bathroom. Thoughtfully updated with stucco siding, a tin roof, and luxury vinyl plank flooring throughout, this charming home also includes a recently added single car garage and is currently tenanted offering immediate income potential or a future private space for extended family! The main residence offers an inviting and functional layout with a large walkout basement featuring a secondary entrance, 2 furnaces, and a large flex/storage pantry area creating excellent flexibility for future development or potential private living space. The home has recent upgrades, including all new lighting, fresh paint and flooring in the lower level, and beautifully renovated bathrooms featuring a stunning primary ensuite with a free standing tub and walk in shower, as well as a fully renovated lower level bathroom. The walkout basement layout also provides excellent potential to add another bedroom or future rental potential with its 2 furnaces. Outdoors, the property is exceptionally well set up for rural living, livestock enthusiasts or horse lovers. Approximately 6 acres are fully fenced pasture, supported by a barn, lean-to shelter, a grain barn, and a chicken/goat pen with gas service adding further functionality. Additional features include a grain silo, root cellar, and two heated stock waterers, making this a highly usable rural setup. Completing the property, you will find an older triple car garage/shop with a newly installed tin roof and 220-amp

electrical service capability - ideal for equipment storage, workshop use, or hobby space. Water supply is strong and reliable with a well producing approximately 3 GPM, supporting both households and rural operations. Both residences also have central air conditioning for added comfort. The outbuildings, while requiring some maintenance and improvement, offer excellent potential for future enhancement and customization to suit a wide range of uses. This property offers an outstanding combination of infrastructure, land, and flexibility well suited for livestock enthusiasts, animal lovers, extended families, or those seeking a property with rental income potential and long term versatility. A true rural lifestyle package with room to grow, create, and enjoy the Alberta countryside.