



GRASSROOTS
REALTY GROUP

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7106 Range Rd 292
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2324020



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,677 sq.ft.	Age:	2004 (22 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Quad or More Attached, Quad or More Detached		
Lot Size:	32.36 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low Mai		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-7-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Storage		

Inclusions: Dishwasher (Basement), Microwave (Basement), Range Hood (Basement), Refrigerator (Basement), Washer/Dryer Combo

Welcome to a truly one-of-a-kind acreage where exceptional craftsmanship, thoughtful upgrades, and endless possibilities come together on over 32 breathtaking acres. Designed with a unique octagonal layout, this remarkable home offers more than 2,600 square feet of beautifully updated living space above grade, delivering a character and charm that simply can't be replicated. Inside, you'll find six spacious bedrooms, generous gathering spaces, and a warm, inviting atmosphere highlighted by a cozy fireplace. Upstairs are 3 well sized bedrooms plus an additional bonus room perfect for extra living or work space. The main floor offers a versatile office that could easily be used as a fourth bedroom, making it ideal for guests or those needing main floor living. The fully developed walk-out basement features an illegal suite with two bedrooms, offering incredible flexibility for multi-generational living, extended family, guests, or additional income potential. Extensive recent improvements, including a brand new roof, provide peace of mind while complementing the home's design. The attached oversized six-vehicle garage offers abundant room for cars, trucks, machinery, ATVs, quads, and all your acreage essentials, while a separate office/business area with private access creates the ideal setup for operating a home-based business without disrupting the main living space. For those seeking the ultimate workspace, hobby shop, or business headquarters, the impressive newly constructed, commercial grade shop is truly a showstopper. Built to an exceptional standard, this incredible building provides endless opportunities for tradespeople, entrepreneurs, collectors, or anyone needing premium workspace and storage. Outside you will experience the beauty of over 32 acres of pristine prairie landscape with panoramic mountain views stretching as far as the eye can see.

Whether you're enjoying spectacular sunrises and sunsets, embracing the peaceful rural lifestyle, or expanding your agricultural or recreational pursuits, this extraordinary property offers the space and freedom to make your vision a reality. Combining architectural uniqueness, high-quality upgrades, income potential, a brand new commercial grade shop, and an expansive acreage in one complete package, this is truly a property unlike anything else on the market.