



**GRASSROOTS**  
REALTY GROUP

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80102 HWY 725  
Rural Saddle Hills County, Alberta

MLS # A2324798



**\$830,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Acreage with Residence, Modified Bi-Level                               |        |                   |
| Size:     | 1,236 sq.ft.                                                            | Age:   | 1979 (47 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2                 |
| Garage:   | None                                                                    |        |                   |
| Lot Size: | 157.84 Acres                                                            |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Creek/River/Stream/Pond, Farm, Landscaped |        |                   |

|             |                                                                     |            |                                |
|-------------|---------------------------------------------------------------------|------------|--------------------------------|
| Heating:    | Forced Air, Propane                                                 | Water:     | Dugout, Public                 |
| Floors:     | Carpet, Vinyl                                                       | Sewer:     | Lagoon                         |
| Roof:       | Asphalt Shingle                                                     | Condo Fee: | -                              |
| Basement:   | Full                                                                | LLD:       | 8-80-8-W6                      |
| Exterior:   | Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame | Zoning:    | A                              |
| Foundation: | ICF Block, Poured Concrete                                          | Utilities: | Electricity Connected, Propane |
| Features:   | Kitchen Island, Open Floorplan, Storage                             |            |                                |

**Inclusions:** All exterior outbuildings

Welcome to country living done right! Nestled in the Blueberry Mountain area of Saddle Hills County, this quarter section (157.84 acres) offers the space, privacy and infrastructure to support a working cattle operation while still delivering the comfort of a well-cared-for family home. The land is set up for livestock with fencing and cross-fencing already in place, several dugouts, multiple animal shelters, a tack shed, detached shop with wood heat, greenhouse and productive hay land. A creek winds its way through the property, while mature shelterbelt trees surround the homesite creating privacy and protection from the elements. The property borders Crown land along both the south and west boundaries, giving you room to roam and a feeling of endless space. The original main floor of the home was moved onto an ICF foundation in 2006, creating a solid and efficient base for years to come. Outside, a private fenced front yard with gated access and an elevated deck provides the perfect place to enjoy the peaceful surroundings. Inside, you'll find a spacious country kitchen complete with a moveable island, a large living room centred around a cozy gas fireplace, and an oversized entryway with plenty of room for boots, coats and everyday country living. The home currently offers three bedrooms and two beautifully renovated bathrooms, both featuring modern walk-in showers. One of the bedrooms is presently being used as a laundry room, though laundry hookups remain in the entryway should a new owner wish to easily convert the space back to a third bedroom. The basement is unfinished but full of potential, with large windows that would allow for the addition of a fourth bedroom and additional living space. A wood stove adds warmth and character, while the newer furnace and updated hot water tank offer peace of mind. The property is connected to municipal water,

requiring only the installation of a new pump and pressure tank, and is also serviced by a dugout water system with filtration already in place. Additional major upgrades include newer windows, exterior doors and shingles. Whether you're expanding your cattle operation, looking for more room to roam, or simply dreaming of a private country property surrounded by nature, this Blueberry Mountain acreage offers an exceptional opportunity! Call the agent of your choice for a private viewing.