



7516 Range Road 30-2A  
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2325205



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,768 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	45.12 Acres		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-7-30-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

**WELCOME HOME** There are properties that make you pause the moment you arrive &mdash; where the landscape opens up, the mountains come into view, and something about it just feels right. This is one of those places. Tucked alongside the Oldman River Reservoir in the heart of Southern Alberta, this 45.12-acre acreage offers the kind of rural living that people dream about. The views stretch all the way to the snow-capped Rockies, wind turbines turn quietly on the rolling hills, and the water shimmers just beyond your doorstep. It's the sort of place that invites you to slow down, breathe deep, and put down roots. Step inside the 2,768 sq ft bungalow and you're immediately greeted by a sense of warmth and ease. The main floor flows naturally from the entry into an open-concept kitchen, dining, and living area &mdash; perfect for relaxed family evenings or hosting friends after a long day on the land. Vaulted wood-panelled ceilings and a stunning stone fireplace give the living room real character, while large windows frame those gorgeous morning and evening skies. Natural light pours through the home from dawn to dusk, catching the peaks to the west as the sun goes down. It's the kind of home that feels lived-in and loved the moment you walk through the door. The attached &times; 46' heated garage is a serious asset &mdash; whether you're storing equipment, maintaining vehicles through an Alberta winter, or setting up a workshop for your next project. Built for real rural life. Land recently reseeded to forage.