



**GRASSROOTS**

REALTY GROUP

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9408, R.R. 3-A1 R.R. 3-A1 Range E  
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2325262



**\$2,499,000**

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	4	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	143.17 Acres		
Lot Feat:	-		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Lundbreck
Basement:	-	LLD:	26-9-3-W5
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Beef

Desirable location nestled below the Livingstone Range. A scenic beautiful property, well treed, pasture areas, barn with stalls, detached double garage. Livingroom views are amazing and leads to deck. This home has three bedroom on main floor, huge windows to capture the mountain range. Large master bedroom with two closets and full ensuite., and library area. Two more large bedrooms. Also features a loft over looking the livingroom, this would make a great office or craft area. The basement has a huge bedroom, which would make a great nanny suite. Also in basement is a walkout familyroom, . to a patio space, office, large storage room, bathroom , cold room. Also on property is a barn with 3 stalls and possibility of a 4th, also a tack room. Double garage and green house , close to house. The home area is fenced from pastures. This type of prime property does not come along often, in this area.