



**6032 Range Road 28-0 Range
Rural Pincher Creek No. 9, M.D. of, Alberta**

MLS # A2326406



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,471 sq.ft.	Age:	-
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.58 Acres		
Lot Feat:	Garden, Landscaped, Lawn, Native Plants, Pasture, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, French Door, Kitchen Island, Natural Woodwork, Pantry, Vinyl Windows		

Inclusions: N/A

Tucked into a breathtaking stretch of Alberta foothills country with sweeping Rocky Mountain views in every direction, this lovingly upgraded 1.5-storey home is the kind of place where mornings feel slower, and sunsets feel earned. Whether you're watching horses graze against a backdrop of snow-capped peaks, enjoying coffee on the covered wraparound deck, or gathering around the kitchen island with family, this acreage invites you to breathe deep and stay a while. This well-maintained acreage sits on 5.58 acres with stunning Rocky Mountain views and a solid set of outbuildings ready for horses or a small hobby operation. The home has been thoughtfully upgraded over the years and offers comfortable, move-in-ready living with plenty of room both inside and out. The main floor features a spacious kitchen with solid oak cabinetry, a centre island, tile backsplash, appliances, a gas range, and a pantry- all connecting naturally to the dining and living areas through arched openings. Outside, a covered front deck looks out over the yard and pastures, making it a great spot any time of year. The attached 24x30 double garage is insulated and provides convenient access to the home. Outbuildings include: 32x60 Heritage hip-roof barn with 4 foaling stalls and full centre aisle — a well-built, character-rich structure in excellent condition. • 40x60 Quonset — large open shop and storage space • 16x24 detached garage with grain bin • Horse shelters • Garden shed • Corrals and working pens The 5.58 acres include good pasture, mature trees for shelter, and open views to the mountains. Whether you're running horses, a few cattle, or want room to spread out, the infrastructure is here and ready to go.