



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

283022 HWY 520
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2327787



\$1,850,000

Division: NONE

Cur. Use: -

Style: -

Size: 0 sq.ft. Age: -

Beds: 4 Baths: 2

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Water: -

Floors: -

Sewer: -

Roof: -

Near Town: Claresholm

Basement: -

LLD: 16-12-28-W4

Exterior: -

Zoning: AG

Foundation: -

Utilities: -

Features: -

Major Use: Mixed, Pasture, See Remarks

Head West of Claresholm and come home to this complete package where the pavement ends on the 520 Hwy. A complete ranch set up here ready for you to bring your cattle or horses. The 154 acres of grassland is ideal for pasturing animals, with good fences and two large draws with a spring in the north coulee. A surface lease is situated in the NE corner tucked out of the way providing annual income. Corral set up w/ swing gates is perfect for horses. The adjacent shop is just under 5000sq. ft and is setup for automotive restoration with paint booth, mixing room, office, mezzanine and bathroom. Owners operate a very successful restoration business and could be left turn key for the next owner if this was your focus. Two overhead doors and 2 lean two's 14' x 41' run parallel off either side which provide excellent storage for trailers or could be altered to incorporate stalls if a barn was on your checklist. The home is engulfed with mature landscaping, trees and shrubbery. Perched up into the hill, stretching for miles you have breath taking views looking out to the SE. A large deck as you walk up greets you and welcomes a good BBQ or a place to sit and simply take it all in and realize that this is your own piece of paradise. The bungalow is just under 1300 sq. ft with 3 bedrooms up and one below in the finished basement. Many renovations to list here from exterior insulation and stucco, roof, windows, mechanical, flooring, bathrooms, as well as A/C to list a few. Cozy family room in the basement completes this truly lovely, well cared for home! Parcels like this are hard to come by, especially ones that offer the complete package and are move in ready! Don't wait- book your private viewing today!