



GRASSROOTS
REALTY GROUP

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01317 Hwy 507
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2334039



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,930 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	3.27 Acres		
Lot Feat:	Dog Run Fenced In, Front Yard, Landscaped, Lawn, Level, No Back Lane, No		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	16-6-1-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: None

Embrace the mountain lifestyle with this beautiful acreage ideally located on the edge of both Beauvais Lake Provincial Park and Castle Provincial Park. Surrounded by incredible recreation and mountain scenery, it is only 10 minutes from town via a paved highway. Perfectly suited for horse lovers and outdoor enthusiasts, the property features new fencing, a barn with power and water, a dog kennel, and an impressive heated detached shop complete with 220V power. Inside, the fully developed home is warm and inviting, with beautiful wood ceilings and numerous recent upgrades that add comfort and peace of mind, including new hot water tanks, recently replaced windows, a 400 gallon water tank, and an upgraded septic system. The thoughtfully designed layout offers plenty of space for family and guests, with a private upper-level primary suite featuring a spacious 3-piece ensuite, two additional bedrooms on the lower level, and a newly added third bathroom. A separate powered accessory building provides even more flexibility with excellent potential for a bunkhouse, hobby space, or additional storage. With room to breathe, space for your animals and toys, and two provincial parks at your doorstep, this is an incredible opportunity to enjoy acreage living without sacrificing convenience.