



GRASSROOTS
REALTY GROUP

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830230 Highway 1X
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2338831



\$2,999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	927 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.88 Acres		
Lot Feat:	Front Yard, Many Trees, Rectangular Lot, See Remarks		

Heating:	Baseboard, Boiler, Propane
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space
Exterior:	See Remarks, Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	-
Zoning:	F
Utilities:	-

Inclusions: N/A

A rare opportunity to own an established mountain homestead on 1.88 acres in historic Seebe. A long private drive leads through open, usable ground to a welcoming collection of mature trees, gardens, outdoor sitting areas and versatile buildings—all within the property boundaries. The well-maintained 927 sq. ft. bungalow offers comfortable one-level living with two bedrooms, a four-piece bathroom, living room, separate family room and main-floor laundry. Propane boiler heating, a recently upgraded well system and multiple decks and covered outdoor spaces support relaxed year-round living. For those who need room to create, store equipment or pursue a hands-on lifestyle, the property includes a 20' x 22' detached double garage with an attached 12' x 21' workshop. An approved 15' x 15' bunkhouse provides a charming finished retreat, while the garden shed, tack shed and additional storage buildings offer exceptional flexibility for tools, recreational gear, gardening and hobbies. Forestry District zoning adds another dimension. A diverse range of discretionary uses is contemplated within the district, including commercial outfitting and guiding, recreation staging, recreation facilities, bed and breakfast, campground, horticultural operation, livestock and commercial kennel. All proposed uses and developments are subject to municipal approval, but the zoning creates possibilities for an outdoor-minded owner-operator, artisan, guide or lifestyle entrepreneur seeking to combine home, recreation and enterprise. The property is located near the Bow and Kananaskis river systems, Seebe Dam, Kananaskis Ranch Golf Course and substantial new residential development. It offers an uncommon alternative to a conventional mountain home: established land, privacy, useful improvements and the freedom to imagine what comes next. Whether

envisioned as a full-time homestead, private retreat, creative base or location for an approved recreation-related venture, this is a distinctive property with character, utility and possibility. Come experience the land, setting and possibilities for yourself. Book your private viewing today.