



GRASSROOTS
REALTY GROUP

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264033 Range Road 71
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2339494



\$1,029,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	785 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached, Driveway, Front Drive, Gravel Driveway, Heated G		
Lot Size:	21.34 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Gentle Sloping, Many Trees, Other, Treed,		

Heating:	Boiler, In Floor, Propane, Wood Stove	Water:	Well
Floors:	Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SH
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: Sea Can, Ikea Freestanding Wardrobe

Escape to your own private retreat on over 21 acres of exceptional Alberta countryside, offering easy access to Crown land, outstanding privacy, and endless opportunities to enjoy the outdoors. Surrounded by mature trees and open pasture, the property is well suited for horses, recreation, or anyone looking for space, peace, and a strong connection to nature. A picturesque creek winds through the property, while a clearly marked trail follows the perimeter, making it easy to explore the land on foot, horseback, ATV, or side-by-side. A dedicated firepit area provides the perfect place to gather with family and friends or camp overnight, while the well-maintained driveway offers convenient access throughout the property. An included sea can provides additional secure storage for tools, equipment, and recreational gear. The property has been thoughtfully developed with a future dream home in mind. A homesite has already been cleared along a gentle slope, creating an ideal setting for a walkout basement while taking full advantage of the surrounding landscape and privacy. Even better, the septic system and electrical service have already been sized to accommodate the future residence, taking care of two major infrastructure considerations for the next owner. The existing carriage house offers nearly 800 sq. ft. above grade with a bright, open layout and comfortable living space while plans for a future home unfold. Large windows capture the peaceful treed surroundings and fill the space with natural light, while the open living and dining areas and freestanding wood-burning stove create a warm, inviting atmosphere. The kitchen features crisp white cabinetry, butcher block countertops, stainless steel appliances, and a modern tile backsplash, with large windows overlooking the driveway and surrounding trees. The lower level is highlighted by an

impressive oversized garage with in-floor heating, providing abundant space for vehicles, equipment, recreational toys, a workshop, or additional storage. The carriage house also features in-floor heating, adding comfort and functionality for year-round use. Despite the peaceful, private setting, everyday conveniences and recreation are still close at hand. The local fire department is less than 5 km away, along with nearby garbage and recycling facilities. Ghost Lake is only about a 10-minute drive away for boating, fishing, paddling, and year-round outdoor enjoyment, while Canmore is approximately 40 minutes away for easy access to the full Rocky Mountain experience. With over 21 acres, established infrastructure, usable land, a winding creek, perimeter trail, heated garage and carriage house, a prepared future building site, and convenient access to Crown land, Ghost Lake, and the mountains, this is a rare opportunity to take over a thoughtfully developed acreage and bring your vision for a dream country property to life.