



GRASSROOTS
REALTY GROUP

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283042 Township Road 164
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2339568



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,371 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	15.13 Acres		
Lot Feat:	Garden		

Heating:	Central
Floors:	Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Vinyl Windows

Water:	Well
Sewer:	Septic Field, Septic Tank
Condo Fee:	-
LLD:	28-16-28-W4
Zoning:	CR
Utilities:	-

Inclusions: Tack house

Discover the perfect blend of tranquility and convenience with this stunning 15-acre property just off Highway 2 and mere minutes from Nanton. This ideally situated acreage presents endless possibilities for your dream lifestyle. At the heart of the property is a beautifully designed west-facing raised bungalow, featuring 1,300 square feet of main-level living space along with a fully finished walkout basement. The main floor, recently refreshed with new paint, showcases modern updates and elegant hardwood flooring throughout, creating a warm and inviting atmosphere. The open floor plan enhances the spaciousness, with a bright living area flowing seamlessly into the dining room and gourmet kitchen, which boasts custom Knotty Pine cabinets. The main floor includes the primary suite, complete with an updated five-piece ensuite and direct access to a large back deck, perfect for enjoying morning coffee or evening sunsets. A secondary bedroom and a full bathroom/laundry room complete this level. Venture downstairs to find a fully finished basement, featuring a generous recreational area and three additional spacious bedrooms, along with a four-piece bathroom and a multifunctional storage area. The outdoor space truly shines, offering a large east-facing deck, a cozy firepit, and a gardener's paradise adorned with flourishing herbs and vegetables. Additional features include a tack house and a double detached garage, providing ample storage for all your needs. A serene creek runs along the back property line, adding to the enchanting atmosphere, while the proximity to Highway 2 ensures easy access without the intrusion of road noise. This property is a rare gem that combines rural charm with modern living—ideal for those seeking a peaceful retreat close to amenities.

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