



GRASSROOTS
REALTY GROUP

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60144 310A Township
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2341108



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,444 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Detached		
Lot Size:	79.93 Acres		
Lot Feat:	Creek/River/Stream/Pond, Lawn, Low Maintenance Landscape, Private, Rolling		

Heating:	Mid Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Other, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	1-31-6-W5
Exterior:	Cedar	Zoning:	AC
Foundation:	Preserved Wood	Utilities:	Electricity Paid For, Natural Gas Connected, Phone, S
Features:	Built-in Features, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

Discover a rare 80-acre retreat offering direct access to Fallen Timber Creek, mature forest, private winding trails, and a beautifully diverse landscape. With Crown land just minutes away, this peaceful property is an exceptional opportunity for those seeking privacy, recreation, and a true connection to nature. Cherished by the same family since the 1970s, the custom Cedar Lindal home offers over 4,000 sq. ft. of developed living space and incredible potential. Custom warm wood detailing throughout, soaring floor-to-ceiling windows, spiral staircase, two gas fireplaces, and a spacious open-concept main living area creates a home filled with character and natural light. The fully developed walkout basement adds generous living space, while the south-facing kitchen deck is the perfect place to enjoy the views and soothing sounds of the creek. The property offers an impressive collection of outbuildings, including a double detached garage, single detached garage, and 48' x 32' shop, plus a landscaped yard and endless opportunities to enjoy the outdoors. 5 acres belonging to parcel, located across the Creek is deemed Environmental Reserve land, useable but not able to develop. Additional highlights include a strong producing well, private beach, backup generator, new 120/240 electrical panel, new hot water tank (2026), new east-side entry stairs and porch, and metal roof (1995). A professional appraisal was completed in 2026, this property is priced well below assessed value. The price reflects the home's largely original condition and provides an exciting opportunity for the next owner to update and make it their own. Properties of this size, setting, and privacy are increasingly hard to find. If you've been waiting for an acreage where nature, space, and opportunity come together, this is one you won't want to miss. Close to all amenities, only 1 km of

gravel.