



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

161022 Range Road 265
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2341884



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	2,553 sq.ft.	Age:	-
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	10.01 Acres		
Lot Feat:	Landscaped, Many Trees, Private, Secluded		

Heating:	Boiler, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	-
Zoning:	R-GEN
Utilities:	-

Inclusions: N/A

NEW SHINGLES ON HOUSE! Set in a private country setting just east of Nanton, this spacious 2,553 sq. ft. three-level split provides room for the whole family, with 6 bedrooms, 3 full bathrooms, an office/flex room, 2 fireplaces and space galore. The home is ready for some updating and personal touches, giving you the opportunity to bring your vision to life and make it your own. Outside, the property truly shines with an impressive collection of outbuildings, including a 25'5" x 23'4" garage, 28'8" x 28'8" workshop, 68'11" x 52'10" barn/equipment storage building, and a 9'4" x 15'4" bunkie that will be a hit with the kids. Two separate yard areas, each with its own circular driveway, provide plenty of room for animals, recreation, equipment or simply enjoying the outdoors. Mature trees and established shelterbelts create privacy and a wonderful country atmosphere. Located only 1½ miles of gravel with the balance paved, this is country living without a long gravel drive. Bring the family, the hobbies and the animals—there is room for it all. Make this property your own and enjoy the space, privacy and freedom that country living has to offer.