



GRASSROOTS
REALTY GROUP

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295080 Highway 533
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2342017



\$990,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,618 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3
Garage:	Off Street		
Lot Size:	9.12 Acres		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Garden, Pasture, Triangular Lot		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-15-29-W4
Exterior:	Wood Frame	Zoning:	RG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Wood stove, work benches in Shop, Piano, Appliances in cabin: Electric stove, dishwasher, Fridge, wood Stove

Top of the world! This incredible 9.12-acre property southwest of Nanton offers one of the most beautiful views you'll find anywhere — the rolling foothills of Timber Ridge and the majestic Rocky Mountains stretching out before you. Just off Highway 533, you follow the driveway through the gentle hills to the top, where a perfect mountain backdrop frames this 1,617 sq. ft. low-maintenance walkout bungalow, ready for you and your family. Inside, a warm, comfortable feeling greets you. The crackling wood stove fills the bright, spacious living room with the scent of burning timber, creating a cozy atmosphere that flows through the large farm kitchen and dining room — all designed to capture those killer views of Timber Ridge and the Rockies. This practical family home features 3 full bathrooms, a private master bedroom, and 2 additional spacious bedrooms that could easily serve as an office or den for anyone working from home. The land offers a great mix of pasture, mature yard trees, and a full 360-degree view from the top of the ridge. And that's not all. The charming 1-bedroom Hobbit House cabin is a 1,286 sq. ft. cordwood log home with in-floor heat, a full kitchen, and outstanding views. This is perfect for guests, parents, or grown children needing their own space. Imagine how impressed your guests will be when you serve fresh pizza from the wood fired, free standing, brick pizza oven, located just east of this cabin. For the handyman or woman, the fully insulated, 32' x 48' metal shop which includes a concrete floor, winch, metal forage and a 3-piece bathroom is just perfect for all your winter projects. You'll also find a greenhouse, chicken coop, large built-in smoker, buried root cellar, and multiple storage sheds — all situated on this spacious 9-acre parcel. If privacy in a highly desirable area is what

you're looking for, this property delivers. Imagine sipping your morning coffee on the deck, mountains glistening so vividly you'd swear you could touch them, while deer and wildlife wander through this peaceful country setting. Water is supplied by a 2.5 gpm well with a 350-gallon cistern and restrictor to protect the well. The friendly ranching community of Nanton offers everything you need — great recreation facilities including skating, swimming, curling, and the famous Nanton Nite Rodeo grounds, along with shopping, a health clinic, grocery stores, western store, shops and farm supply. You're minutes from Cowboy Trail, just 10 minutes to Chain Lakes Provincial Park, close to Kananaskis, and only 45 minutes to Okotoks or South Calgary. Whether you're looking for a full-time residence or a weekend getaway, this property is a rare find. You must come see it. Prepare to be "wowed" by the views at the Top of the World