



GRASSROOTS
REALTY GROUP

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0 Highway 22 south Highway
Rural Foothills County, Alberta

MLS # A2343590



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	960 sq.ft.	Age:	1960 (66 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Pad, Worksho		
Lot Size:	157.33 Acres		
Lot Feat:	Landscaped, Rectangular Lot, Sloped, Views		

Heating:	Standard, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	28-19-2-W5
Exterior:	Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Water Not
Features:	Bar, Bookcases, No Animal Home, No Smoking Home		

Inclusions: none

VERY PRODUCTIVE 157.33 ACRES with Home & Shop JUST SOUTH OF Black Diamond. Tremendous mountain view. Remodeled walk out bungalow has been completely redone approx 2016 ∴ Roof, siding decks and the whole interior. Water system also redone , & appliances. 145 acres of cultivated land with 13 acres of pasture around the house. Pipe fencing around yard site and shop.. Pipe fence horse paddock with automatic waterer and a horse shelter. Waterer is larger than usual to accommodate large amounts of cattle. Road redone and new culverts put in. 42' x 26' heated shop with 2 large overhead doors 10'x14' and 12'x14', presently rented as a auto body shop Check out the view from the massive west facing deck and you will be sold. New hay / storage shed built in 2023. The Purchase Price does not include GST. In the event the GST is payable and the Buyer is not GST registrant, then the Buyer shall remit the applicable GST to the Seller's Lawyer on or before Completion Day.