



GRASSROOTS
REALTY GROUP

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151022 A Range Road 274
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2347961



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,332 sq.ft.	Age:	-
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	14.75 Acres		
Lot Feat:	Landscaped, Lawn, Level, Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	8-15-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s)		

Inclusions: Shop Barn: Electric Heaters / Shop: Furnace in shop, work benches / Chicken Coop, Hay Bales, All portable panels and gates that create existing fences

Just 10 minutes south of Nanton, this 14.27-acre property combines a spacious family home with a versatile setup for livestock, hobbies and country living, all with paved access. The large 1½-storey home has 5 bedrooms, 2 full bathrooms, main-floor laundry and a very large living room with vaulted ceilings and access to a covered patio. The seller has a pellet stove for the living room and will have it re-installed prior to possession. The entire upper level is dedicated to a grand primary bedroom, complete with a walk-in closet, 2-person jetted tub and flex room that could be used as a nursery, office, yoga space or hobby room. Central air conditioning keeps the home comfortable through the summer months. Outside, the spacious yard is surrounded by mature trees, while the fenced and cross-fenced acreage is set up with 2 Ritchie waterers and 12 Canarm short stock waterers suitable for sheep, goats or pigs. The horse/cattle barn has a metal roof, water service, 5 pens and hay storage. A separate sow barn/shop combination has 9 stalls, each with outside access and its own waterer, along with supplemental heat. The shop has 220 power, a concrete floor and a 14' overhead door. Approximately 5 acres are in hay and produce around 400 small bales in a good year. Adding even more versatility is the newer 75' x 120' Norseman Coverall building with a concrete block foundation, water, power and a 14' overhead door. Previously used as a pig barn, this substantial building could be adapted to suit a variety of uses. Recent and past updates include a septic system in 2014, shingles on the house and shop in 2012, a new well pump 3 years ago and a new pressure tank approximately 8 years ago. Bring the family, bring the animals and make the most of this well-equipped 14.27-acre property just minutes from Nanton.

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