



GRASSROOTS
REALTY GROUP

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2127 Twp Road 74A
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2350407



\$819,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,039 sq.ft.	Age:	1930 (96 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	14.14 Acres		
Lot Feat:	Pasture		

Heating:	Forced Air, Wood Stove
Floors:	Laminate, Linoleum, Vinyl
Roof:	Metal
Basement:	Crawl Space
Exterior:	Log, Wood Frame, Wood Siding
Foundation:	Other, Poured Concrete
Features:	Bookcases, Ceiling Fan(s), Sump Pump(s)

Water:	Cistern, Well
Sewer:	Septic System
Condo Fee:	-
LLD:	26-7-2-W5
Zoning:	RR-1
Utilities:	-

Inclusions: NA

Set on 14.14 acres just outside the community of Lundbreck, this picturesque country acreage offers an exceptional combination of privacy, accessibility, history and classic Southern Alberta scenery. Tucked away at the end of a long private driveway and surrounded by mature golden aspens, the property feels remarkably secluded, with essentially no immediate neighbours, while still offering convenient access to the Crowsnest Pass, British Columbia, Montana, Lethbridge and Calgary. The property is fenced and cross-fenced and well suited to horses, livestock or a small hobby farm. Three wells, a dugout and numerous outbuildings provide excellent utility, while a detached double garage and additional storage add further practicality. The mix of open ground, mature trees and sheltered areas creates a beautiful and private setting with impressive views of the surrounding foothills and mountains. At the heart of the property is a quaint and inviting approximately 2,039 sq. ft. home with four bedrooms, natural woodwork, a wood-burning fireplace and comfortable open living spaces. A large wraparound patio extends the living area outdoors, while the heated outdoor pool creates a unique retreat during the warmer months. The residence also carries an interesting piece of local history. According to a 1994 Lethbridge Magazine article, the home was originally constructed in the 1930s by noted log builder Jack Morden in the Livingstone Range near Lundbreck Falls and was regarded as one of his finest homes. Decades later, John and Janet Gascoyne purchased and restored the residence, preserving an example of the region's early log-building tradition and craftsmanship. The location is equally appealing from a recreational standpoint. Lundbreck Falls and the Crowsnest River are nearby, with excellent access to fishing, hunting, hiking, horseback

riding, mountain biking and extensive backcountry recreation throughout the Crowsnest Pass and Castle region. Whether envisioned as a family acreage, recreational base, horse property or quiet rural retreat, this property offers a rare combination of seclusion, character and convenience. With excellent water resources, usable land, substantial storage, mountain scenery and a home with genuine local history, it captures the appeal of rural living in one of Southern Alberta's most scenic and well-connected areas.