



GRASSROOTS
REALTY GROUP

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**264161 Richards Road (Rge Rd 74)
Rural Bighorn No. 8, M.D. of, Alberta**

MLS # A2213528



\$1,585,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 1,821 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Carport, Gravel Driveway, Parking Pad | | |
| Lot Size: | 22.52 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | Boiler, In Floor, Natural Gas, Wood, Wood Stove | Water: | Well |
| Floors: | Ceramic Tile, Hardwood | Sewer: | Septic Field, Septic Tank |
| Roof: | Other | Condo Fee: | - |
| Basement: | None | LLD: | 29-26-7-W5 |
| Exterior: | Cedar, Concrete, Wood Frame | Zoning: | Agriculture Conservation |
| Foundation: | Slab | Utilities: | - |
| Features: | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water, Track Lighting, Wood Windows | | |

Inclusions: wardrobes in bedroom and detached studio

Discover the perfect blend of European design and modern Canadian acreage living on this stunning 22.52-acre parcel, located just west of Waiparous in Alberta's sought-after recreational playground. This thoughtfully designed property offers a custom-built two-story home with 1,821 SF of living space, featuring three bedrooms and two bathrooms. Every detail has been carefully considered to emphasize modern style, natural light, and energy efficiency. In addition to the main home, the property includes a 353 SF, detached studio/flex space, ideal for creative ventures, work from home options or fitness room and a spacious (20' x 20') wood heated workshop, perfect for innovative projects or storage. The home was designed with sustainability and functionality at its core. It features low-maintenance cedar cladding, a solar-reflective galvalume roof, and energy-conscious elements like in-floor heating throughout. Large cedar-framed windows and patio doors with tilt-and-turn functionality create a seamless connection between the indoor and outdoor spaces, allowing natural light to flood the home. The landscaped grounds elevate the property even further, with a pond, waterfall, gardens, and concrete patios that create a serene environment to enjoy the breathtaking views of the surrounding foothills. Privacy and seclusion are unparalleled, as the property is surrounded by thousands of acres of county grazing land, offering tranquility and an escape into nature. Outdoor enthusiasts will also appreciate the proximity to the Ghost River, as well as the convenience of being only 30 minutes from Cochrane and 45 minutes from Canmore, making it an ideal location for both recreation and everyday living. Notable features of the property include a wood-burning stove on the main floor, low-maintenance landscaping for year-round enjoyment, and a masterfully

designed layout that balances modern aesthetics and environmental conservation. Whether you're looking to entertain, create, or simply relax, this property delivers on every front. Take a virtual journey through the 3D tour (see link in the listing) to experience this exceptional property, or schedule a private viewing to explore it in person. This is more than just a home—it's a lifestyle. Don't miss your opportunity to make it yours!