



**GRASSROOTS**  
REALTY GROUP

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**29320 TWP RD 7-0**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2229762**



**\$950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,779 sq.ft.	<b>Age:</b>	1925 (100 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Front Drive, Gravel Driveway, Multiple Driveways, Off Street		
<b>Lot Size:</b>	32.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Garden, Private, See Remarks, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Private, Well
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	Holding Tank, Private Sewer, Septic Field
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	4-7-29-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage, Wood Windows		

**Inclusions:** Refrigerator, gas stove, washer, dryer, portable kitchen island, armoire in primary bedroom & sunroom, wood burning stove, central vacuum & attachments

Welcome to the MD of Pincher Creek where you will find this beautiful 32 acre Pincher Creek front property located just minutes east of town. The 100 year old farmhouse offers abundant character from the wood beams in the living room to the hardwood floor and original window & door trim. The natural gas fireplace located in the open dining/living room has a red stone front that was sourced from Red Rock Canyon in Waterton. The country kitchen is warm and inviting compliments of the wood burning stove. There is a 4 piece bathroom/laundry on the main floor along with the primary bedroom. The front entry sun room with southern exposure is the perfect place to relax with a book and to start and grow garden veg and flowers. The upper level offers 1 bedroom and a small family room that could be a third bedroom. Private and tucked out of the wind this 32 acre parcel offers plenty of possibilities for agriculture, animals or just for private enjoyment. Plenty of room for friends and family to visit with their RV's. The 58'X38' shop with 2 overhead doors offers multiple possibilities as well. The gas line and water line are adjacent to the shop and can easily be connected. Close to town, minimal distance on gravel, creek and privacy. What more could you ask for in a country property!