



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

131041 Range Road 281
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2234986



\$1,199,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,516 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	105.00 Acres		
Lot Feat:	Lawn, Many Trees, Other, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	12-13-28-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to your dream property, located just west of Claresholm at the base of the rolling hills. This breathtaking 105-acre parcel offers the ultimate in privacy, natural beauty, and functionality, with Willow Creek meandering through the land and a lush canopy of mature trees creating an enchanting landscape. The walk-out bungalow is built to stand the test of time with durable cinder block and concrete construction. Step onto the expansive east-facing deck which is above the double detached garage and take in views that truly must be seen to be believed – overlooking the treed valley below and the winding creek, it’s the perfect spot for peaceful sunrises and nature watching. The main floor has been beautifully upgraded with vinyl plank flooring, a wood feature wall, and rustic barn board trim. The kitchen is bright and spacious, with modern appliances, a sink that looks out to the views, and an L-shaped layout that opens to the dining area complete with large windows and a patio door to the deck. The living room is anchored by a stunning wood-burning fireplace and a large picture window that frames the panoramic views. There are three bedrooms on the main level, including the primary suite which features a walk-through 3-piece ensuite that connects to the convenient main floor laundry. The walk-out basement is full of charm and nostalgia, with retro carpeting, rustic wood accents, a natural stone wood-burning fireplace, and plenty of space to make your own. Outside, the property is perfectly set up for animals and hobbies alike. A large barn with turnout pens and automatic waterers makes livestock management easy, while the spacious shop with concrete floors and a wood-burning stove is ideal for projects year-round. The land is fully fenced, divided into multiple pastures, and full of opportunity – whether you’re looking to run livestock, explore

the creek, or simply enjoy the natural beauty. With adventure at your doorstep and serenity all around, this is more than a home – it’s a lifestyle. Properties like this are rare, and this one is ready to welcome you home.