



GRASSROOTS
REALTY GROUP

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4417 Range Road 30-1
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2236369



\$460,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	655 sq.ft.	Age:	-
Beds:	2	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	2.06 Acres		
Lot Feat:	Few Trees, No Neighbours Behind, Private, Secluded, Views		

Heating:	Baseboard, Electric, Fireplace Insert	Water:	Cistern, Well
Floors:	Laminate	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Partial	LLD:	26-4-30-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agricultural Occupied
Foundation:	Wood	Utilities:	Electricity Connected
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Tankless Hot Water		

Inclusions: N/A

Have you been looking for a peaceful retreat with stunning mountain views and amazing stargazing? This acreage with a fully renovated two-bedroom cabin could be what you've been waiting for. Set on just over 2 acres between Pincher Creek and Twin Butte, the cabin features reclaimed fir accents salvaged from the exterior prior to the renovation, an open living area, modern kitchen with island, three-piece bathroom with on-demand hot water and both a front deck and back porch to enjoy your surroundings from. Under the cabin, the tidy crawl space is easily accessible and houses a heated mechanical room with a 300 gallon cistern hooked up to the well by a float system. The cistern can also be easily filled externally with hauled water if there is ever an issue with the well, providing an extra level of water security for rural living. Extra storage can be found in the large 14' x 22' shed and smaller garden shed. The property is perfect for rentals or gatherings, with trailer spots, a firepit, new outhouse, and an RV septic drain. Whether your outdoor hobbies include hunting, fishing, hiking, skiing or biking, both Waterton National Park and Castle Provincial Park are a short 20-minute drive away. Or simply relax and watch the wildlife outside your front door. Contact your favourite Realtor to see this beautiful little gem today.