



**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 for the 300-gallon cistern, set up for easy filling from outside. 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.