



**GRASSROOTS**  
REALTY GROUP

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**290113 Flying E Road**  
**Rural Willow Creek No. 26, M.D. of, Alberta**

**MLS # A2260791**



**\$975,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1907 (118 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Drive Through, Gravel Driveway, Stall		
<b>Lot Size:</b>	12.01 Acres		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	26-13-29-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, dishwasher, washer . dryer, hood fan, 2 wood stoves ( 1 in home, 1 in cabin ) sold( AS IS.) greenhouse, pergola, window coverings and blinds, garage control, log cabin, 2 fuel tanks, water tank north of yard, water tower ( garden area ) , heater in shop ( club ), log bed in primary bedroom.

Set on 12 scenic acres in the heart of Alberta's ranching country, this exceptional property offers the perfect blend of rural tranquility and modern comfort. With sweeping views of rolling hills and the distant Rocky Mountains, it provides a peaceful retreat just a short drive from Staveland. Conveniently located about 1.5 hours from both Calgary and Lethbridge, it combines serene country living with easy access to city amenities. Originally built in the early 1900s with a 1960s addition, the renovated farmhouse exudes timeless character. The home has been thoughtfully updated with a refreshed kitchen, flooring, mostly newer windows, and fresh exterior paint—seamlessly blending vintage charm with modern convenience. The main floor features a cozy primary suite, a bright kitchen and dining area, an inviting living room with a wood-burning stove, a 4-piece bathroom, mudroom/porch, and main floor laundry. Upstairs are two additional bedrooms, while the fully finished lower level includes a spacious recreation room, a quiet office, a fourth bedroom, and a cold storage room. The landscaped yard showcases mature trees, vibrant perennial gardens, and two patios perfect for outdoor entertaining or peaceful relaxation. A treed shelterbelt surrounds the home, providing a natural windbreak, added privacy, and year-round beauty. A dedicated greenhouse offers ample space for gardening enthusiasts to grow vegetables, herbs, or flowers year-round. In June, a new water well was drilled, adding reliability and long-term value. The property also benefits from a registered easement on title for a pipeline from a neighboring gravity-fed spring water system, supplying fresh water to the home, gardens, lawns, and livestock pens—an exceptional asset for sustainable rural living. Nestled among the trees is a charming 11x24 rustic log cabin, complete

with electrical service, a metal roof, and a wood stove. Whether used as a guest suite, creative studio, workshop, or private retreat, this versatile space adds both charm and function. Equestrian enthusiasts will appreciate the 60x71 ft indoor riding arena with skylights and a roping pen. The arena can also be converted into a Quonset for additional enclosed storage if desired. Fenced corrals suitable for horses or other livestock accompany the property, along with two storage sheds, a workshop/clubhouse, and a large open pole shelter—ideal for firewood cutting, parking vehicles, or storing farm and ranch equipment. Ideal for horse lovers, hobby farmers, or anyone seeking peace and beauty in country living, this property combines quality infrastructure, thoughtful upgrades, and a stunning natural setting. It's a rare opportunity to own a truly special piece of Alberta.