



GRASSROOTS
REALTY GROUP

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161059 Range Road 274
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2263782



\$380,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	915 sq.ft.	Age:	1941 (84 yrs old)
Beds:	2	Baths:	1
Garage:	Triple Garage Detached		
Lot Size:	3.36 Acres		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-16-27-W4
Exterior:	Wood Frame, Wood Siding	Zoning:	CRES
Foundation:	Poured Concrete	Utilities:	-
Features:	Wood Windows		

Inclusions: Built in Shelving in garage and storage sheds

This charming 915 sq. ft. two-bedroom bungalow offers peaceful country living just five miles from Nanton, with four miles of pavement and only one mile of gravel road. Nestled on 3.36 acres, the property is surrounded by a mature shelterbelt on the north and west sides, providing privacy and protection, while open farm fields stretch to the east for beautiful sunrise views. The home features main floor laundry, warm fir floors (also under lino), updated wiring and plumbing, a 15-year-old furnace, and a brand-new hot water tank installed in 2024. The 40-year shingles, added in 2008, ensure lasting durability. A spacious 36' x 28' triple-car garage with a metal roof and its own panel box offers ample room for vehicles and hobbies. Additional outbuildings include a 10' x 20' powered shed, a 12' x 16' shed that once served as the original homestead, and other sundry storage buildings providing plenty of space for tools, equipment, or creative projects. A peaceful rural setting this acreage combines comfort, character, and convenience.