



GRASSROOTS
REALTY GROUP

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1411 Twp Rd 7-3 Road
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2266118



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,646 sq.ft.	Age:	9999 (-7973 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Enclosed, Single Garage Attached		
Lot Size:	4.55 Acres		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Native Plants, Pasture, Private		

Heating:	Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	17-7-1-W5
Exterior:	Wood Frame	Zoning:	cr
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

NEW PRICE!!! Welcome to this sweet acreage located just west of Pincher Creek, and straight south of Cowley ! 4.55 +- acres that is also joined to a 2.69+- acre parcel of land with separate title also listed at \$159,900.00 (A2266155) . Owners willing to put both of them together at the right price . Cute 1.5 st home with walk out basement . Drive in garage is part of the basement area. Garage is about 879 sq ft of space and in a " L " type shape. (basement portion not developed but some drywall completed) Nice lot of out buildings including a barn , machinery shed , storage building/shelter. views are very pretty to your north east, and to your west you are protected by a hillside. Land is tucked in between 2 other acreages but you still have your privacy . Home needs some TLC but really a cute home with nice open concept, a wood free standing stove for the cool winter days, large country kitchen and dining area huge enough for that Harvest table and a house full of people for dinner !! Nice large entry with laundry room, kennel area. Bedrooms are all a great size, nice light through out. Huge living room area and so many things you can do to this home to make it your own. Owners have built a fenced in enclosure (Aviary) at the back of the barn for the protection of any type of animal . Barn is divided and ready for any type of animal as well. Property needs some work but over all a really neat property with plenty of parking and options for horses as well. There is a pond, , was a green house (framing was taken down) but the plant boxes are left for your gardening pleasure. Over all a really nice little acreage , ready for your ideas, and ready for your new adventures in country lifestyle close to the mountains, and the world is yours in the recreation department !!!! There is no info on the well , other than its approx 60 ft deep. No issues with water in the past. The Cowley

water system used to be provided by the well on the adjacent piece of land . Assuming lots of water in area.