



GRASSROOTS
REALTY GROUP

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140043 Range Road 274
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2266729



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,018 sq.ft.	Age:	1917 (108 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Driveway, Gated, Heated Garage, Oversi		
Lot Size:	4.99 Acres		
Lot Feat:	Front Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours B		

Heating: Combination, Forced Air, Natural Gas, Other

Water: Well

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: Septic Field, Septic Tank

Roof: Metal

Condo Fee: -

Basement: Full

LLD: 7-14-27-W4

Exterior: Brick, Stucco, Wood Frame

Zoning: Rural general

Foundation: Poured Concrete

Utilities: -

Features: Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed, Truck beside cabin, Rain barrels, Other items can be negotiated on.

Originally built in 1917, this iconic home, affectionately known as "The Big House," was moved to its current location in 1995, where it was completely redone from the studs out. Electrical, plumbing, insulation, and, most importantly, a new foundation were all added at that time, giving the home the best of both worlds; modern reliability and historic charm. Over the years, the home has continued to evolve, with updated windows, doors, roof, and appliances providing comfort and peace of mind for years to come. Upstairs, what was once a five-bedroom layout has been reimagined for today's lifestyle, featuring two bedrooms, a cozy family room, a full four-piece bathroom, and a primary suite with a separate walk-in closet and dressing area. Step out onto the upstairs balcony and take in the breathtaking view as the sun sets over the Rocky Mountains. The main floor is warm and welcoming, offering hardwood floors that lead you through to the kitchen and dining room, a bright kitchen with island seating, a dedicated dining area, and a comfortable living room filled with natural light. Step through the dining room doors to your private backyard oasis—perfect for summer evenings and quiet mornings. Downstairs, you'll find the ideal space for entertaining with a large games room anchored by a wood-burning fireplace, plus one additional bedroom, a flex room that could easily be converted back into a bedroom, and plenty of storage. Outside, the property offers 4.99 acres of private, uninterrupted living with mountain views, cross-fencing for horses or livestock, and gated access for ultimate privacy. The indoor pool room, finished in cedar, provides the perfect place to stay active year-round or to entertain the kids and grandkids. A charming kids' cabin tucked away on the property has been a cherished retreat during family

gatherings—an inviting spot for adventure, imagination, and memories that will last a lifetime. For hobbyists or collectors, the property offers unmatched workspace with an oversized triple garage, a 2,724-square-foot shop, and a 3,303-square-foot heated shop—perfect for projects, storage, or a home-based business. This is more than a home. It is a legacy property that has turned heads for generations and is now ready for its next chapter.