

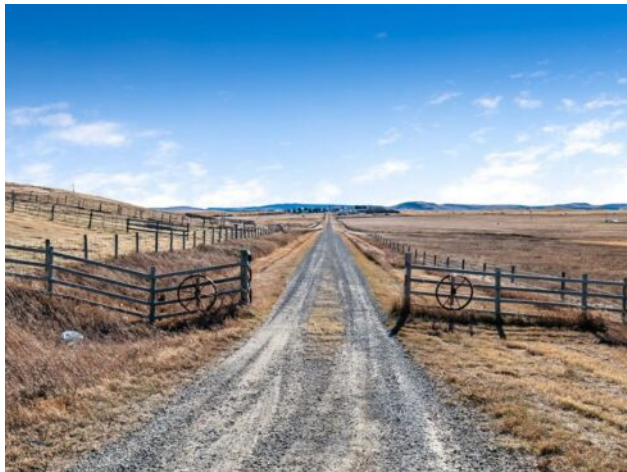


GRASSROOTS
REALTY GROUP

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290043 TWP RD 164
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2269738



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,437 sq.ft.	Age:	1905 (120 yrs old)
Beds:	3	Baths:	3
Garage:	220 Volt Wiring, Heated Garage, Insulated, Quad or More Detached		
Lot Size:	9.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Farm, Front Yard, Garden,		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Cork, Hardwood, Stone	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	24-16-29-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	RG
Foundation:	Combination, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, Laminate Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Cabinet in Primary ensuite, Hot Tub - sold as-is-where-is (needs new pump). 2 Heated Waterers. Second property appliances: Dishwasher, Dryer, Washer, Microwave Hood Fan, Refrigerator, Electric Stove

Your WAIT is over! Welcome to your dream acreage! This incredible property offers TWO beautiful homes and several outbuildings on just under 10 ACRES of peaceful, private, and STUNNING land, with the convenience of town less than 10 minutes away. Both homes have seen major upgrades, including rewiring, plumbing, new windows, newer subfloors, flooring, and ceilings, as well as a newer well and septic. All the big-ticket renovations have been thoughtfully completed while preserving many charming original features that add warmth and character. Each home boasts custom-built cabinetry, quality craftsmanship, and careful attention to detail throughout. The main home features 4 spacious bedrooms and 3 bathrooms, including a stunning primary suite with a luxurious ensuite and a walk-in closet that feels like a personal retreat. Ideal for family living, it offers bright living spaces, a functional kitchen, and plenty of room to entertain. The second home is a charming, modern residence beautifully renovated with gorgeous built-in cabinetry, updated finishes, newer floors and ceilings, and high-quality upgrades throughout. Perfect for extended family, guests, or rental income, it blends modern convenience with original character, creating a welcoming and versatile space. Outside, the property truly shines. A heated shop with a man cave and bar is ideal for hobbies or gatherings. The barn is fully usable with multiple stalls, ample room for animals, and waterers already installed, making it perfect for horses, livestock, or hobby farming. There are three additional outbuildings, including one that was the original gas station from Nanton, a unique and historic feature adding charm and character. There's plenty of space to roam, play, or expand your projects. Surrounded by open views, mature trees, and the tranquility of rural life, this acreage delivers space,

comfort, and opportunity all in one. Whether you’re seeking a multi-family setup or a peaceful escape with room to breathe, this property checks all the boxes. You do not want to miss this!