



GRASSROOTS
REALTY GROUP

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31 Villa Vega Acres
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2280291



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,132 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	6.11 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Garden, Low Maintenance Landscape, etc.		

Heating:	Combination, In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas, Wood Burning	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Pool Table, Solar Panels, Generator, Lumber, Stand Up Freezer

This Erickson-built home is nestled on a generous 6.11-acre lot within Villa Vega Acres. A beautiful home surrounded by mature trees, a stream and a small pond – what more could you ask for? Built in 2002, the home has been meticulously cared for, including new Hardie Board siding installed in 2025. The open floor plan on the main level creates a warm and inviting atmosphere with vaulted ceilings, beautiful wood beams, and a cozy wood-burning fireplace. Expansive windows lead to peaceful views in every direction, filling the space with natural light. The kitchen has granite countertops, a spacious island, and ample cupboard storage. There is direct access to the laundry room/mudroom with extra storage for small appliances and pantry items. Patio doors open onto a wrap-around deck, ideal for enjoying your quiet surroundings in the sunshine or shade. The primary suite is conveniently located on the main level and features both a walk-in closet and a luxurious five-piece ensuite. The ensuite includes a soaker tub with scenic views, providing a relaxing retreat. A beautiful library completes the main level, with bookshelves lining the walls, and large windows letting in abundant light. With plenty of room for comfortable furniture, the library may end up being your favourite room in the whole house. The walk-out lower level is designed for both family living and entertaining, complete with a pool table. There is one spacious bedroom with a four-piece ensuite, as well as two additional bedrooms. One of these bedrooms has access to a four-piece bathroom via a convenient Jack & Jill door. The thoughtful layout provides flexibility for families needing extra space or for hosting overnight guests. A triple-car attached and heated garage rounds out the house, and there is also a double detached garage with a carport on the side, offering additional covered parking or storage. For the

gardening enthusiasts, there is a fenced garden area with established raspberries and strawberries for your enjoyment. Call your favourite REALTOR® to see this property - you will not be disappointed!