



GRASSROOTS
REALTY GROUP

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830230 Highway 1X
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2284396



\$3,500,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	927 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	1.88 Acres		
Lot Feat:	Front Yard, Many Trees, Rectangular Lot, See Remarks		

Heating:	Baseboard, Boiler, Propane	Water:	Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding	Zoning:	F
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Escape to the Rockies! This 1.88-acre property offers an incredible location with mountain views and is just a short walk to the Bow River. The cozy 975 sq.ft. bungalow features 2 bedrooms and an attached "man cave" for extra space to relax or entertain. There is a 2-car detached garage with a attached 12 x 21 workshop and additional outbuildings that include a 15x15 bunkhouse for guests, a 9x9 tack shed, a 10x12 shed, and two 8x11 sheds—plenty of room for all your gear and hobbies. Whether you're looking for a personal retreat or year-round living, this property delivers the perfect balance of nature, comfort, and convenience. Across from the Kananaskis Ranch Brewster's Golf Course. Easy access to major highway, 20 minutes to Canmore, 35 minutes to Banff, 35 minutes to Calgary, . Book your viewing today.