



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

**MLS # A2284396**

**\$3,500,000**



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

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