



**GRASSROOTS**  
REALTY GROUP

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**264033 Jamieson Road**  
**Rural Bighorn No. 8, M.D. of, Alberta**

**MLS # A2284565**



**\$1,040,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	21.35 Acres		
<b>Lot Feat:</b>	Brush, Creek/River/Stream/Pond, Gentle Sloping, Other, Wooded		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	SH
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Walk-In Closet(s)		

**Inclusions:** Ikea Closet, 1x Sea Can, All attached garage shelving

Your Invited to our Open House Saturday February 14th from noon till 3 pm. Escape to your own private retreat on this exceptional acreage with easy access to Crown land, offering unmatched privacy, endless recreation, and true Alberta wilderness right out your back gate. Surrounded by mature trees with open pasture areas and a horse run-in shed already in place, this property is nicely set up for equestrian use, outdoor enthusiasts, or those simply seeking space, serenity, and direct access to nature. The main residence offers over 800 sq ft above grade with a bright, lofty layout designed for future expansion and comfortable country living. Large windows frame peaceful treed views, while the open living and dining areas and the freestanding wood-burning stove create a warm and inviting atmosphere. The kitchen features crisp white cabinetry, warm butcher block countertops, stainless steel appliances, and a modern tile backsplash with natural light that pours in through large windows overlooking the drive and surrounding trees. On the lower level, the impressive, oversized garage space provides substantial room for vehicles, equipment, toys, or workshop use, ideal for hobbyists, trades, or recreational storage. With established infrastructure, usable land, and direct Crown land access for riding, quadding, hiking, and exploring, this is a rare opportunity to secure a truly versatile acreage property.