6115 RGE RD 30-2
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2285124

$789,000

Division:	NONE
Type:	Residential/House
Style:	2 Storey, Acreage with Residence
Size:	1,838 sq.ft. **Age:** 1900 (126 yrs old)
Beds:	3 **Baths:** 2
Garage:	Additional Parking, Gravel Driveway, Off Street, RV Access/Parking
Lot Size:	3.66 Acres
Lot Feat:	Front Yard, No Neighbours Behind, Private, Treed, Views

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	Private Sewer, Septic Field, Septic Tank
Roof:	Metal	**Condo Fee:**	-
Basement:	Full	**LLD:**	11-6-30-W4
Exterior:	Vinyl Siding	**Zoning:**	AG
Foundation:	Poured Concrete	**Utilities:**	Electricity Connected, Natural Gas Connected

Features: High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Portable Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, furnishings, ceiling fans (8), window coverings, sump pump, OHV shed, John Deere lawn tractor

Welcome to the MD of Pincher Creek. Situated on 3.66 acres, 4 km south of the Town of Pincher Creek, this turn of the Century four bedroom, two bathroom, heritage home is rich in character and charm. Original doors and moldings blend beautifully with modern updates. Enjoy a large eat in country kitchen, separate dining room as well as a spacious living room, perfect for family time and entertaining. All upstairs bedrooms feature walk in closets. Relax on the west facing veranda and enjoy striking mountain views and sunsets. Features include an OHV shed, mounded concrete root cellar to store winter vegetables and seeds, plus 6 granaries. A charming circa 1900 , 8 stall barn with loft storage completes this unique property, offering the perfect balance of country living and convenient proximity to town.