



**60144 310A Township**  
**Rural Bighorn No. 8, M.D. of, Alberta**

**MLS # A2297475**



**\$1,875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,444 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Single Garage Detached		
<b>Lot Size:</b>	79.93 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Private, Treed, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	1-31-6-W5
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	AC
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings		

**Inclusions:** generator

A rare opportunity to own 80 extraordinary acres with direct river access (Fallen Timber Creek) and breathtaking valley views northwest of Calgary. Set in an unforgettable natural setting, this remarkable property offers over 4,000 sq. ft. of developed living space across three levels, including a spacious walkout family room. A large balcony overlooking the river and a seamless connection to the landscape from every angle. Designed for both comfort and function, the property includes a double detached garage, an additional single garage, and an impressive 48' x 32' workshop, with a yard space that allows ample room to pull in a trailer and turn around with ease. Private hiking and quad trails weave through the land, while Crown land only a few quarters to the west adds even more freedom and recreational access. Scenic, private, and exceptionally well equipped, this is a river property of rare quality and lasting appeal.