



**95401A HWY 2 Highway**  
**Rural Willow Creek No. 26, M.D. of, Alberta**

**MLS # A2297786**



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Drive Through, Driveway, Driveway		
<b>Lot Size:</b>	8.79 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Front Yard, Gentle Sloping, Lawn, Low Main		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	6-10-26-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RG Rural General
<b>Foundation:</b>	Other	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

8.79+- acres just south of Granum/Claresholm!! located on 2 sides of year round creek , this acreage leans towards your horse dream acreage !! Horses or not this acreage has all the goods !! Several out buildings/horse shelters barn, storage sheds small and large. Steel fencing through out !! Safe for the ponies, several choices of paddocks, pens, pastures with auto waterers & hydrants. Barn could be converted to shop if needed. Beautiful access with large turn about in yard for trailers, and access to another driveway out if needed. Barn has 4 stalls, heated tack room, feed room, storage . A very well planned paddock turn out system in place. This sweet modular home is 1540 +- sq ft !! Plenty of space with an attached double garage. Gorgeous large deck and patio with outdoor fireplace is your spot to sit out and enjoy the land you have purchased to enjoy . Very well done home barely lived in , all natural decor with a barn board floor feel in laminate , easy flow home with huge master bedroom and ensuite, 2 other good sized bedrooms, 3 baths. Air conditioning is a must some days, and this home will accomodate that for you !! Open vault ceiling with welcoming features and tons of windows to enjoy your seclusion and views surrounding. Outdoor arena that has 2 yard lights if its getting a bit darker and your not quite finished riding.. There you are.. lights !!! Unique water system in place (over and above well and cistern ) for watering trees , filling any troughs, etc.. This is a perfect set up. Experienced horse family have created this beautiful acreage just for you.. Affordable and clean , ready to move in and enjoy.