



271008 529 Highway
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2297805



\$789,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,257 sq.ft.	Age:	1950 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Enclosed, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	5.44 Acres		
Lot Feat:	Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscap		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Holding Tank, Private Sewer, Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	2-15-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Separate Entrance, Storage		

Inclusions: NA

CHECK OUT THE VIRTUAL TOUR! Escape to acreage living just minutes from Hwy 2 with a HUGE 1920 SF SHOP - 40' x 48' with 2-16" Doors, complete with 100 amp service, 6-8" LED lights, 15 amp general plugs, 20 amp bench plugs, 125,000 BTU 30" Radiant Heater, pit drain and 6" insulated concrete. This shop will meet all your MECHANICAL needs and handle all your storage for commercial trucks, vehicles, toys, and RVs! Located on Hwy 529 between Stavely and Nanton, this well-kept 5+ acre property features a 3-bedroom BUNGALOW with a METAL ROOF and a WALKOUT BASEMENT (built in 2004). The spacious eat-in kitchen (over 300sf) is perfect for gatherings, with bright living areas and large NEWER WINDOWS offering views of the Porcupine Hills. Two decks provide outdoor space for relaxation and entertainment. The main floor offers 2 well-sized bedrooms and a 4-piece bath with a laundry chute. The lower level features IN-FLOOR HEATING, a MASSIVE family recreational room (485 sf) with a walkout, a huge primary bedroom (213 sf) with a walk-in closet, a 3-piece bath, laundry, and pantry storage. Outside, enjoy covered storage, a single garage/shed, fencing, mature trees, a chicken coop, a garden area, a stock waterer, and plenty of room to run and explore. Close to Twin Valley and Pine Coulee Reservoirs, as well as Silver Slate Arena. This is an ideal family acreage, home base for a business or hobby property! See supplements for shop specifications and permits.