



6019 RGE RD 2 - 1 A
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2298890



\$1,999,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,496 sq.ft.	Age:	-
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Carport, Gravel Driveway, Off Street, RV Access/Parking		
Lot Size:	116.00 Acres		
Lot Feat:	Farm, Garden, Low Maintenance Landscape, No Neighbours Behind, Pasture		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Dugout
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	1-6-2-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Stone Counters, Storage, Sump Pump(s)		
Inclusions:	See documents tab		

Welcome to the Gladstone Valley located in the MD of Pincher Creek No.9. This exceptional property features a 1,969 sq. ft. 1.5 storey 4 plus bedroom, 2 bathroom home situated on 116 acres in a prime location. The well appointed kitchen features high-end appliances, spacious island and granite counter tops. The walk -in pantry with additional cabinets provides excellent storage. An open concept kitchen , living, dining area is warm and inviting, highlighted by a wood burning stove and large windows. Main floor laundry and foyer complete the home. Outside you will find a detached four-stall carport, barn which is thoughtfully divided into 2 spaces. One side is currently used as a cozy heated bunkie with a sliding barn door separating the spaces. The other side is currently enjoyed as a summer house, with wood burning stove and ample space to gather. With its versatile layout and rustic charm, this space offers endless possibilities, whether you envision an Air BnB, wedding venue, or a unique space tailored to your own needs and creativity. Additional equipment parking and storage are available in the lean -to/carport, featuring 4 stalls. Adjacent is a fenced garden with raised beds and the nearby aerated pond provides water for garden and landscaping. The impressive 72' x 31' insulated , panelled shop is connected to water and power. Property is fully fenced, featuring corrals with metal gates and panels, stock waterers , round pen and 2 stock shelters. Main water source is a fenced , licensed dugout , solar panel provides aeration. Seasonal stream adds natural charm and included in the varied topography is approximately 65 acres of hayfield. Property is easily accessible via paved Highway 507 then proceeding on gravel for only 3 kms. Please do not access property without permission