



**6115 Range Road 302**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2102949**



**\$969,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1900 (125 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	3.66 Acres		
<b>Lot Feat:</b>	Lawn, No Neighbours Behind, Many Trees, Secluded, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	11-6-30-W4
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage		

**Inclusions:** Furnishings included

Here is your chance to live the relaxed acreage lifestyle with stunning mountain views! Being just 4 km from Pincher Creek, this acreage features the ease of in-town living with shopping, schools and facilities, but with all the benefits of acreage living! Inside, this heritage home features four large bedrooms and two full bathrooms. Originally built in the year 1900, this home went through extensive renovations in 1995 with upgraded plumbing, electrical and cosmetic fixes to restore the home to its original state. Solid oak finishes and beautiful hardwood flooring can be enjoyed throughout and must be seen to be appreciated. Large windows on all sides of the house leave plenty of opportunity to view both the mountains and open-field view and let in an abundance of natural light. The main floor features a spacious kitchen with an island countertop for extra counter space, and plenty of cabinets for ample storage. The house flows into the open living room, making an excellent entertaining space. Further down the hall at the front of the house, there is a formal dining room for large gatherings - sure to fit the whole family! Lastly, enjoy a full main-floor bathroom and a designated laundry room with a sink and plenty of storage, tucked in the corner of the house. Upstairs, the elegant solid oak trim follows. There are four large bedrooms, all with a walk-in closet attached and each feature a wonderful view, as well as another full three-piece bathroom. Enjoy a nook upstairs with a beautiful mountain view while you complete your studies or work remote. This acreage features a treed perimeter for plenty of privacy and a fenced pasture for horses. Furthermore, there are two barns and one shed on the land. The solid log barn features horse stalls and a loft up top and there is also a usable barn in the back of the lot that, with a little work, could have endless possibilities. There is also a

concrete root cellar! Don't miss out on this opportunity to own a piece of history on a private acreage with stunning views just minutes from the town of Pincher Creek. Oh, and did I mention the house comes furnished and includes a lawn tractor for turn key enjoyment? Contact your favourite Realtor today!