



295024 Twp RD 154
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2118378



\$1,395,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,392 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	121.11 Acres		
Lot Feat:	Backs on to Park/Green Space, Brush, Creek/River/Stream/Pond, Gentle Slope		

Heating:	Natural Gas, Radiant, Space Heater, Wood, Wood Stove	Water:	Well
Floors:	Cork, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	30-15-29-W4
Exterior:	Log	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Natural Woodwork, Open Floorplan		

Inclusions: 2 Stock waterers, Cellar in hill

Have you always wanted a log home in the Country with plenty of room? How about on 121 acres with a great mountain view? In the heart of Ranch Country, SW of Nanton, sits this custom made, 1390 sq. ft beauty with protective covered decks on 3 sides. Walk into a wide open floor plan featuring the vaulted ceiling, with a massive 17 ft ridgepole over the living room, and a gas fireplace, mounted on a floor to ceiling stone chimney, to curl up around and take in the views from every window. Heartland appliances, cork floors and plenty of cupboard space are featured in this classic modern kitchen, with a 3pc main bath to round out the main floor. The 400 sq ft loft is your open Master bedroom with small deck to enjoy as your own private get away. Make your way to the basement of this magnificent walkout bungalow, to the large Rec room, wet bar, large real wood stove, a Murphy bed and separate bedroom for the kids or guests that will never want to leave. The oversized, heated, double detached garage has room at the front for a small workshop and a separate side room with the most awesome smoker, a girl could want. Turn the kids loose and let them run. A nice mix of pasture, yard trees, plus privacy in the very desirable area, makes this the perfect place for you. Imagine sipping your morning coffee on your deck, drinking in, the glistening mountains so close, you swear you could touch them, while deer and wildlife meander through this perfect country setting in the willows down below. This has been an active 121 acre horse and cattle ranch, cross fenced into 5 rolling pastures, with 2 stock waterers, 2 large spring fed ponds, and bull strong corrals. The historic hip roof barn with walkout loft, is currently being used as a calving shed but could easily be set up for horses again. Plus there is also a 40x40 cold storage shop with a small heated workshop in the front for those

special projects over the winter. Plenty of great water with springs and a 220 ft drilled well, with over a 20 gal/min flow. If you've always wanted a log home in the Country, 121 acres for livestock and kids, and a great mountain view, here in the heart of Ranch Country, SW of Nanton is the one for you! The List Price does not include GST. In the event that GST is payable on part of the purchase price and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day. Please do not enter property without permission.