



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

204049 HWY 522
Rural Lethbridge County, Alberta

MLS # A2122489



\$870,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,260 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	185.01 Acres		
Lot Feat:	Few Trees, Gentle Sloping, No Neighbours Behind, Meadow, Native Plants, C		

Heating:	Solar, Wood Stove	Water:	Other, See Remarks
Floors:	Concrete	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	Agricultural
Foundation:	Other	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Natural Woodwork, Open Floorplan, Tankless Hot Water		

Inclusions: SeaCan, fabric barn, wind shelter. 2 fireplaces

Secluded EcoFriendly Earthship. This property is a wonder! This 3 bed, 2 bath Earthship (first in Alberta) is nestled at the base of a coulee. It faces south and is heated by passive solar and wood stove backup. Electricity comes from the solar system with a grid connection for backup. Water comes from the rainwater collection and filtration system, with sewage handled by a septic tank. A greenhouse incorporated into the front of the house provides year round growing opportunities. Should you wish to keep a few animals, the property is fenced and a fabric building provides shelter. Storage is handled with the 40ft seacan. The 185 acres of virgin mixed grass prairie and coulees is host to incredible biodiversity: like badger, porcupine, owls, jackrabbits, cottontails, deer, coyote, gray partridge, prairie ground squirrels, weasel, a multitude of hawks and eagles, along with an amazing amount of wild flowers, grasses and native pollinators. As a migratory bird throughway you will be witness to an incredible variety of birds. The 1.2km of Little Bow River frontage is host to many animals, some being: red winged blackbirds, ducks, shore birds, fish, clams, snakes, crayfish, muskrat as well as visits from pelicans or you can just enjoy a float down the river. A Multisar survey documents the habitat of the various species of flora and fauna which inhabit this property. Once an ammonite mine you will be able to find pieces of ammonite and other ancient shells as the Bears paw shale continues to give up its secrets. Stone circles are in abundance as the Indigenous once camped here to take advantage of the abundant deer, other game and plants to forage. Whether you want a recreation property or just want to unplug from the city life and get back to nature this place can fulfill your needs. Simply Google search "Alberta Earthship" for a wealth of addition resources pertaining to

this must see property!