



**9205 Range Road 1-4  
Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2132086**



**\$1,060,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,483 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	37.72 Acres		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Native		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	16-9-1-W5
<b>Exterior:</b>	Composite Siding, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Dog House, Playground		

As you drive into this calm, quiet valley and cross the Lank Bridge, just think &ndash; this beautiful acreage could be your new home. Situated on 37.72 acres on the Oldman River, there are 15 acres of cultivated and irrigated land, with the balance left as native grass. Behind you, the rolling Porcupine Hills provide a gentle backdrop while in front, your view starts with the river valley and ends with spanning views of the gorgeous Livingstone Range. This four-bedroom, two & a half bathroom home was built to make the most of the surroundings with huge windows and a wrap around, covered veranda. The open concept kitchen, dining room and living room with beautiful, vaulted ceiling is the perfect place to gather with family & friends while enjoying the views, whatever the season. The custom-built Erickson home has solid fir flooring, knotted hickory cupboards, granite countertops, a large pantry, and kitchen island with sit-up bar. The primary bedroom on the main level comes with the same amazing views, a walk-in closet with room for everything, and nicely finished ensuite. The walk-out lower level has three bedrooms, a four-piece bathroom and large rec room, perfect for entertaining. With an ICF foundation, metal roof, and Hardy Board & vinyl siding, the home was built to last with minimal maintenance. The 25' x 41' metal shop is ready to use as is, but the gas & power are there for you to finish it however you wish. A small, old log cabin sits on the property - a touch of nostalgia from years past. Whether the draw is being steps from a fisherman's paradise & being able to easily launch your boat just across the river, or simply the peace and quiet this acreage provides, don't wait to see this property. Call your favourite Realtor today.