



GRASSROOTS
REALTY GROUP

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

MLS # A2132086



\$999,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,483 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	37.72 Acres		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape, Native Plants, No Neighbour		

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

As you drive into this calm, quiet valley and cross the Lank Bridge, just think – this beautiful acreage could be your new home. Situated on 37.72 acres on the Oldman River, there are 15 acres of cultivated 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 favorite Realtor today.