



**GRASSROOTS**  
REALTY GROUP

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

251138 Range Road 61  
Rural Bighorn No. 8, M.D. of, Alberta

MLS # A2139398



**\$2,300,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,847 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Heated Garage, Quad or More Attached, See Remarks		
Lot Size:	9.88 Acres		
Lot Feat:	Back Yard, Garden, Many Trees		

Heating: Forced Air

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Metal

Basement: Full, Walk-Out To Grade

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub

Water: Well

Sewer: Holding Tank

Condo Fee: -

LLD: 12-25-6-W5

Zoning: CRES

Utilities: -

Inclusions: NA

Exceptionally rare recreational property or retirement oasis in a prime location adjacent to Kananaskis Country, just outside Canmore. This stunning property borders the Provincial Park and Kananaskis Country, offering hundreds of miles of riding trails, exceptional fishing and hunting, and easy access to a provincial lake. It's also just minutes from the Livingstone Golf Course. This one-of-a-kind ranch features a custom-built, over 1800 sq. ft. walkout bungalow with an oversized double attached heated garage. A massive 59'9" x 39'11" shop with three-zone in-floor heat, partitions, and a 10' x 20' garage door provides a variety of use options. The shop also includes three man doors, a satellite dish, and a large TV. The stable includes three stalls (33'11" x 25'8") and an upper loft (24'10" x 14'7") with incredible views, ideal for an office or extra sleeping space. A charming bunkhouse with a cozy fireplace provides a peaceful retreat. The property also includes a chicken coop with hens, a greenhouse with water and power, raised beds next to an RV pad with a 220-volt hookup, a man-made pond, and a planted vegetable garden by the stable. This 9.88-acre parcel has been meticulously renovated and upgraded over the years (see supplements). Located just off Highway 1 (TransCanada), this property is about 20 minutes from Calgary, 20 minutes from Canmore, and near Cochrane, Bragg Creek, Springbank Airport, and Calgary International Airport. It offers an ideal location for those wanting to live near Calgary but with close proximity to Canmore and an easy drive to the Calgary International Airport on Stony Trail. Access the property via a maintained gravel road off the TransCanada Highway at the Sibbald Flats turnoff, then take your first right before the Livingstone Golf Course to your private gated entry. A paved driveway leads to your custom-built walkout

bungalow, surrounded by beautifully manicured, landscaped grounds. On the left, you'll pass the bunkhouse, chicken coop with 20 hens and a rooster (included), the 2500 sq. ft. heated shop, and on the right, the insulated stable with three stalls, a tack room, and a massive open area above, perfect for an office or additional sleeping space. The stable also houses four goats and two sheep (included), and a fully planted garden is next to it. The walkout bungalow features a large wrap-around deck to take in the spectacular views. The main floor includes a renovated kitchen and breakfast nook, a living room with a gas fireplace, a private dining room, a primary bedroom with an antique fireplace and renovated ensuite (steam shower), a walk-in closet, a second bedroom, an additional bathroom, and upper-level laundry. The lower level with in-floor heat offers two more bedrooms, a full bathroom, a large recreation room with a wood-burning fireplace and bar, a lower walkout patio, and a huge storage room. This one-of-a-kind property offers exceptional value and a remarkable living experience.