



3002 Twp Road 7-2A
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2140583



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,822 sq.ft.	Age:	1978 (46 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Parking		
Lot Size:	14.79 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Front Yard, Irregular Lot, Native Plants, Pasture, Treed		

Heating:	Fireplace(s), Forced Air, Propane, Wood	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	13-7-3-W5
Exterior:	Log	Zoning:	GCR
Foundation:	Wood	Utilities:	Electricity Connected, Propane, Satellite Internet
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Sauna		
Inclusions:	Cistern in garage		

Want to be out in the country in a traditional log home? This property consists of an 1822 square foot log home with a large primary bedroom in the loft, 5 additional bedrooms, 4 baths, attached double garage and 36'x60' shop all on 14.79 acres! The basement of the home has an illegal suite and an opportunity to be used as an AIRBNB or could be used for a long term tenant. Great views and lots of room to cross fence paddocks for horses or other livestock. Perhaps set up a horse boarding facility! The possibilities are endless. Wonderful views and close to the Crowsnest River for some world class fly fishing. Book a showing with your favorite Realtor today!