



160036 Range Road 284
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2142368



\$735,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,357 sq.ft.	Age:	-
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	8.21 Acres		
Lot Feat:	Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Pa		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-16-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	CRES
Foundation:	Wood	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home		

Inclusions: N/A

Located just 3 1/2 miles southwest of Nanton, this 8.21-acre property offers the perfect blend of privacy and convenience. The 1,357 sq. ft. well-maintained bungalow features a full basement, 2 decks, and a double attached heated garage, surrounded by a mature yard. For those who need extra space for projects or storage, the property boasts a 1,140 sq. ft. heated workshop with an additional 629 sq. ft. of attached equipment storage. The workshop/garage is equipped with 220 power, in-floor heat, two overhead doors, and two heating zones. Additionally, a spacious 30' x 60' barn includes a drive-up loft accessible from the north, six box stalls, a tack room, power and corrals. Animal care is made easy with an automatic waterer, fenced pastures and the property is well-supported by a new well drilled in 2023 and a newer septic tank and field. Septic tank and field were new in 2014, tank is fiberglass. The shop, built in 2007, and the house, moved onto the property in 1999, have been meticulously maintained and are ready for the next family to enjoy.