



271008 SE2, 15, 27, W4
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2155928



\$619,500

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,240 sq.ft.	Age:	1950 (74 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Door Opener, Gravel Driveway, Single Garage Detached		
Lot Size:	6.18 Acres		
Lot Feat:	Few Trees, Front Yard, Gentle Sloping, No Neighbours Behind, Landscaped,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-15-27-W4
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	Combination, ICF Block, Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

This gem of an acreage is located on Hwy 529 between Stavely and Nanton just a couple of miles east of Hwy 2. Just over 6 acres with a brand new well and a 4 bedroom bungalow with a walk out basement that was new in 2004. The huge eat in kitchen (added in 80's) with room for a large table to host those large family gatherings. Large, newer windows show great views to the east and out to the Porcupine Hills to the west. There is a smaller deck off of the south end of the house and a large deck that can be accessed through the house or mud room for relaxing on. There are three bedrooms on the main floor and one has a walk in closet. The 4 piece bathroom has lots of storage and a handy laundry chute. Moving downstairs there is in floor heating throughout and a large family room with walk out access to the lawn. The primary bedroom has a walk in closet and a large window which gives a feeling of spaciousness. There is a large pantry under the stairs, a three piece bathroom, utility room and laundry area. Located under the mudroom is a separate, unheated room accessible from the back lawn that has been used as a place for lawn tools and tinkering. The property is fenced with a livestock waterer and has mature plantings of trees and shrubs. The super single garage has workbench, wood stove and both house and garage have metal roofs. Lots of room for kids, parking an RV and growing a garden. Twin Valley Reservoir is to the east and Pine Coulee Reservoir is to the west for camping or boating. Book your showing and have a look at this well kept property.