



**5414 Range Road 2-1A**  
**Rural Pincher Creek No. 9, M.D. of, Alberta**

**MLS # A2157645**



**\$1,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,942 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	6	<b>Baths:</b>	6
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	59.10 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Native Plants, Pie Shaped Lot, Sloped Up, Views, Wo		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Cistern, Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	26-5-2-W5
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	2 Atco trailers, Semi trailer		

Amazing property! This 59 acre well treed property is situated in the beautiful Gladstone Valley. The home has been developed as a potential Airbnb with a total of 4 bedroom suites with full 4 piece baths and a full basement suite for a longer term tenant if desired as well as the main floor being dedicated to the owner. The walk out basement has a full kitchen, living room, hot tub room, 1 bedroom and a den as well as a 3 piece bath and laundry. The open concept main floor is absolutely stunning with Terra Cotta tile, large island with quartz countertops, stainless steel appliances, living room with a gas fireplace, master bedroom with a walk in closet as well as a good size 4 piece bath and flex room currently used as an exercise room. The main floor has 3 sets of doors leading to the wrap around deck with mountain views. The upper floor consists of 4 individual guest bedrooms that include a gas fireplace and 4 piece bath in each unit. These units will need flooring and some finishing work. Also on the second story is a proposed laundry room for guests. The 59 acres has approximately 25 acres of grass with the balance being timber. Great for hiking and hunting! Gladstone Valley is a sought after area with close proximity to Beauvais Lake Provincial Park, Castle Ski Resort as well as Waterton Lakes National Park. It is a great central location to so many outdoor activities!