



29211 TWP Road 6-0
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2169100



\$930,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,517 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached, Heated Garage		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Lawn, Garden, No Neighbours Behind, Many Trees, Pasture		

Heating:	Boiler, Combination, Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Wood	Condo Fee:	-
Basement:	Finished, Full	LLD:	34-5-29-W4
Exterior:	Brick, Cedar, Stucco	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: China Cabinet, Refrigerator on lower level, Dining Room Table, Four Black Chairs

Less than 15 kilometers from Pincher Creek, this beautiful acreage has so many great features. Situated on five acres, with a unique right-of-use easement on the four acres to the west, there is plenty of room for horses or a few cattle. And with two wells (one that feeds the house and office, and another that feeds the irrigation system & animals), water isn't a concern. The house is nestled into a hill with huge, mature trees all around providing shelter on the windy days. The bi-level home was built in 1982 and has five bedrooms, three full bathrooms and a double attached garage with in-floor heat. The main floor has an open concept kitchen, dining room, and living room with a gorgeous gas fireplace. Laundry is conveniently located on the main floor as well. Access off the dining room takes you to the deck and back yard. On the lower level, there is in-floor heat with two bedrooms, a three-piece bathroom, and a large family room with a pellet stove for those cold winter nights. In addition to the primary residence, there is an 1,239 square foot office with a two-piece bathroom. If you don't have a need for a detached home office, there is great potential to renovate this building into either a short or long-term rental, or use it for multi-generational living. And finally, the 48' x 28' shop is split into three parts. The middle of the shop is heated with a concrete floor and 220-volt power for all your tools. The left garage has doors on both ends and could easily be converted into an animal shelter, and the right garage has a concrete floor and access from inside the middle shop as well as the garage door. Established acreages that have been this well cared for don't come up very often in our area. Call your favourite REALTOR to see it today!