



**GRASSROOTS**  
REALTY GROUP

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**7132 Range Road 2-1 Range  
Lundbreck, Alberta**

**MLS # A2170630**



**\$2,250,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,352 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	159.50 Acres		
<b>Lot Feat:</b>	Landscaped, Private, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	11-7-2-W5
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** see remarks

"Nestled in the picturesque Southern Alberta foothills, this established quarter section offers the best of rural living. With ample water sources and well-equipped facilities for livestock handling, the ranch-style bi-level home is designed for both comfort and functionality. The 40 x 100 building is divided into a shop with a mezzanine, bathroom, and office in the front, while the rear section offers vehicle storage, each area equipped with large overhead doors to accommodate extra-height vehicles. The property boasts stunning views of the rolling foothills, providing a scenic and tranquil backdrop. The manicured grounds feature lush lawns, a fertile garden, and perennial plantings, all beautifully framed by stands of majestic aspen trees. Years of careful planning and maintenance have gone into both the home and the grounds, with pride of ownership evident throughout. Outbuildings include multiple calving barns, sheds, a pumphouse, and more, offering everything needed for a working rural property. Please note that the square footage does not include the sunroom, as per RMS standards. This is a rare opportunity to enjoy a peaceful and picturesque rural lifestyle in one of Southern Alberta's most scenic locations."