



GRASSROOTS
REALTY GROUP

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SW 16-79-07w6 None
Rural Saddle Hills County, Alberta

MLS # A2178803



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Cottage/Cabin		
Size:	1,000 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Carport, Driveway, Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	161.00 Acres		
Lot Feat:	Conservation, Landscaped, Lawn, Many Trees, Meadow, Native Plants, Private		

Heating: Other, Propane, Wood, Wood Stove

Floors: Vinyl Plank

Roof: Metal

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s)

Features: Kitchen Island, Vaulted Ceiling(s)

Water: Dugout, Other

Sewer: Holding Tank, Septic Field

Condo Fee: -

LLD: 16-79-7-W6

Zoning: AG

Utilities: -

Inclusions: Solar power system

The ultimate off-grid hunting and relaxation escape! 161 acres of treed land surrounding an immaculately manicured piece of heaven. This off-grid, property has complete privacy, being hidden behind a thick tree belt from the public access road. The driveway was gravelled last year and is in fantastic shape, as you enter to your right is a beautiful pond, continuing on you will see green spaces that have been landscaped for potential cabins or leisure activities. When you arrive at the cabin you will be in awe of the large cleared yard and front lawn overlooking the valley with no other civilization in sight. Are you looking for a self-reliant getaway? You'll find it right here, the solar system is only a couple of years old and powers the cabin year-round. This one-bedroom cabin is 1000 Sqft of bliss including a tin roof, hot water on demand, washer, propane refrigerator and stove, and so much more!! Not only does the yard boast a spectacular view there is a crusher cone fire pit and a new horseshoe pit, multiple woodsheds, and storage sheds along with a brand new matching outhouse. This property has so much more than can be mentioned, book a viewing with your realtor of choice today. (Seller is related to selling agent.)