



3002 TWP RD 7-2A
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2191518



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,123 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Side, Gravel Driveway, Off Street, R		
Lot Size:	14.79 Acres		
Lot Feat:	Level, Pasture, Private, Views		

Heating:	Forced Air, Propane	Water:	Private, Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	13-7-3-W5
Exterior:	Log	Zoning:	GCR
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas, Propane, Satellite
Features:	Ceiling Fan(s), Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Wood Windows		

Inclusions: Gas cook top, hood vent, wall oven, microwave, dishwasher, refrigerator, washer, dryer, ceiling fans (2), king bed frame & headboard in master suite; Basement suite inclusions: Refrigerator, electric range, OTR microwave, portable kitchen island, stacking washer & dryer

Welcome to the MD of Pincher Creek. Situated on 14 acres this 1.5 storey log home with double attached garage offers over 1,800 square feet of above grade living space. Soaring vaulted ceilings, open floor plan and rustic features add to the appeal of this country home. The developed basement offers an illegal 3 bedroom 2 bathroom suite with a sauna. The suite could be occupied full time or utilized as a short term rental. It's just a short walk to Crowsnest River and you will be fishing in world class waters. There is a fenced paddock to manage grazing and plenty of room to create additional pens. The 58'x35' shop enhances the overall functionality of the property. This could be the acreage you have been looking for!