



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

30031 HWY 507
Pincher Creek, Alberta

MLS # A2198961



\$2,350,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	2,421 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	-		
Lot Size:	161.64 Acres		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	12-6-30-W4
Exterior:	-	Zoning:	AG
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Alfalfa, Barley, Bee, Beef, Calf, Canola, Chicken, Cow, Equestrian, Goat, Grain, Gravel Yard, Hay, Hobby Farm, Market Gardening, Mixed, Oats, Pasture, Plants/Flowers, See Remarks, Sheep, Wheat

Welcome to an exceptional agricultural property, offering a rare combination of productive land, privacy, and stunning views. Spanning 161.64 acres across two titles, this farm includes approximately 84 acres of cultivated, arable land, ideal for agricultural use. The remaining acreage provides excellent pastureland with high accessibility, making it perfect for livestock or further agricultural plans. Situated just minutes from town, the property is conveniently located yet offers seclusion at the end of a private drive. Nestled at the base of a hill, it enjoys protection from the wind while offering expansive, unobstructed views of the Livingstone Range to the Northwest, and warping around to the East for Morning sunrise. The main residence is an executive-style bungalow, built in 2004, featuring 2,421 square feet of thoughtfully designed living space. It boasts 4 generously sized, well-lit bedrooms and 4 beautifully appointed bathrooms. The open-plan living areas are enhanced by cedar planked, vaulted ceilings with exposed beams, large windows that capture panoramic views, and cozy touches like a sunroom and an indoor theater room complete with its own fireplace and sound insulation. Triple-pane windows and in-floor heating ensure year-round comfort, while the main floor laundry adds to the home's convenience. The property is well-equipped with water resources, including a drilled well with an abundant supply of fresh water for the home and a secondary drilled well with more than enough water to irrigate the yard and underground sprinkler system. For hobbyists and agricultural enthusiasts, the property includes several well-maintained outbuildings. A 40' x 60' shop with a partially concrete floor provides ample workspace, while a 42' x 32' barn with a metal corral system, 2 automatic waterers and 2 hydrants make

a perfect setup for livestock. Additionally, a 32' x 76' equipment shed offers versatile storage options for hay, machinery, or other uses. The yard is tranquil and serene, features an amazing water feature with waterfalls, and for the avid sports enthusiast or 'mountaineer' you are situated conveniently close to the West Castle, ski Hill and Waterton Lakes national Park! This is a rare opportunity to own a highly productive agricultural property with unmatched privacy, modern amenities, and exceptional infrastructure. Don't miss your chance to experience the best of rural living!