



272020 Township Road 134
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2203937



\$585,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,900 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	6.05 Acres		
Lot Feat:	Garden, Pasture		

Heating: Forced Air, Natural Gas

Water: Well

Floors: Carpet, Hardwood, Vinyl Plank

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Partially Finished

LLD: 27-13-27-W4

Exterior: Wood Frame

Zoning: RG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), Kitchen Island, Pantry

Inclusions: Air Compressor in Shop

Nestled just a mile off the highway 2, this rural gem offers the perfect blend of tranquility and accessibility, placing you an hour's drive from both Calgary and Lethbridge. This horse-ready property boasts a fully fenced pastures and two substantial wooden plank corrals, ideal for equine enthusiasts. Inside, the home features three spacious bedrooms and 1.5 bathrooms, providing comfortable living for families or those seeking extra space. The heart of the home is a massive kitchen and dining area, perfect for gatherings and everyday meals. Recent upgrades enhance the home's modern appeal. A large laundry room simplifies chores, and the partially finished basement adds valuable living space with a large family room and flexible area. Ample room for storage as the unfinished utility room is equipped with workbenches and cabinets., plus there large walkable attic. A detached single garage offers convenient parking, while the 26x36-foot shop, complete with 12-foot ceilings, two 10x12 sliding doors, and a retained high output single stage air compressor. In addition there is great storage shed and an additional outbuilding that could have some love put into it for a great mancave or she shed. A yard filled with trees and numerous flower garden areas that brings numerous birds to listen to while enjoying your morning coffee on the east facing deck and the evenings around the fire with a great brick fire area.