



GRASSROOTS
REALTY GROUP

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

1327 TWP RD 8-4
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2206847



\$1,375,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,297 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	4.50 Acres		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Gentle Sloping, Irr		

Heating:	Boiler, In Floor, Hot Water, Natural Gas, Other, Wood, Zoned	Water:	See Remarks, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	21-8-1-W5
Exterior:	ICFs (Insulated Concrete Forms), Log	Zoning:	CR
Foundation:	ICF Block	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Windows		
Inclusions:	Second fridge in basement and upright freezer and chest freezer.		

RIVER FRONT LUXURY HANDCRAFTED LOG HOME 4.5 acres of private, sheltered Oldman River frontage with breathtaking Rocky Mountain views. Craftsman designed and constructed custom log home with almost 4000 sq. ft. of developed space. The grand welcoming entry into this home opens into a vaulted great room and open plan kitchen/dining area. Every room has a view! This 4 bedroom, 4.5 bath home represents the ideal family or extended family home or retreat. Built in 2009 this home features complete comfort and privacy for the discerning buyer. Primary bedroom on main floor with balcony, walk-in closet and deluxe master ensuite including soaker tub and independent shower. 2 generous sized bedrooms on the upper level, featuring personal ensuites and river views perfect for family or guests. The fully developed, high 9 foot walls, walk out basement features a large recreation area, large bedroom, office/den or flex area, full bathroom, laundry room, mechanical room and huge cold room. The ICF foundation creates a cozy, comfortable lower level area with bonus sweeping Oldman River valley views. An insulated, attached double garage provides convenient entry into the home. Durable behemoth timbers, hardwood flooring and tile throughout this home. In addition to the spacious home there is a 32' x 44' log shop, completely insulated and heated. Enjoy the work area or convert to additional living space. This property would make an ideal bed and breakfast, Air BnB, equestrian or hobby farm, corporate or private retreat. Located in the MD of Pincher Creek, it is a short drive to Waterton and Glacier Park, Castle Mountain Resort, Fernie Alpine Resort, the Oldman Reservoir and the scenic Crowsnest Pass. Family, friends and guests will enjoy this blue-ribbon river front acreage for fishing, wildlife viewing, equestrian

pursuits, private camping, hiking, skiing, snowshoeing, canoeing, cycling, windsurfing, water skiing and boating. Easy access off of the Cowboy Trail, Highway#22, only 2 hours south of Calgary.