



GRASSROOTS
REALTY GROUP

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162016 290 Range Road
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2207482



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,869 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Drive Through, Heated Garage, Insulated, RV Access/Par		
Lot Size:	148.48 Acres		
Lot Feat:	Farm, Few Trees, Pasture, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-16-29-W4
Exterior:	Stucco, Wood Frame	Zoning:	RG
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: None

This exceptional turn-key horse property is located just minutes west of Nanton, set on 148 acres of picturesque land. The beautiful country-style bungalow, built in 2006, offers over 3,680 sq. ft. of finished living space. Featuring an open-concept layout, soaring vaulted ceilings, and custom woodwork throughout, this home is truly one-of-a-kind. With 5 spacious bedrooms, 3.5 bathrooms, a dedicated office on the main floor, and 2 laundry rooms, it offers both comfort and functionality. The fully finished basement includes a large recreation room with 9-foot ceilings, a built-in bar, and ample storage. The home is equipped with a backup generator, a durable metal roof, and an oversized triple garage with heated floors. Just across from the house, you'll find a large, heated shop divided into two sections. The east side has been developed into a self-contained 1,350 sq. ft. secondary apartment (illegal), featuring in-floor heating, a custom kitchen, 1.5 bathrooms, and a spacious 1-bedroom loft—ideal for a hired hand, multi-generational living, or generating extra rental income. The west side serves as a shop/warehouse, with 16-foot ceilings, two storage units, and large sliding doors. Additionally, there is another heated shop with an overhead crane, 240V power, two large overhead doors, and an upper mezzanine. The property also boasts a barn with 5 box stalls, a hydrant, overhead doors, and a tack room. A separate storage room for square bales and a stud pen are located at the south end of the barn. The expansive property includes a 50-foot round pen, a processing barn for cattle operations, and several pipe pens with 5 automatic waterers throughout. The 200' x 300' outdoor arena is built with excellent footing, complete with team roping boxes and a return alley. Additional structures include a chicken coop and a greenhouse for growing vegetables and starting annuals. Water is

abundant, with two high-volume producing wells on the property, though only one is currently in use. The land offers breathtaking views of the rolling foothills and quick access to Kananaskis, Chain Lakes, and the Crowsnest Pass. Just 5 minutes away, the vibrant community of Nanton provides all the shopping, dining, and amenities you could need. This rare property is perfect for those seeking a fully equipped horse or livestock operation, or anyone looking for a stunning, peaceful home in the countryside. Don't miss out on this incredible opportunity!