



GRASSROOTS
REALTY GROUP

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9321 Range Road 1-3
Rural Pincher Creek No. 9, M.D. of, Alberta

MLS # A2213177



\$2,250,000

Division:	NONE		
Cur. Use:	Cattle		
Style:	Modular Home		
Size:	1,703 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	318.00 Acres		
Lot Feat:	Native Plants, Pasture		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Near Town:	Cowley
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	27-9-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Bathroom Rough-in, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Major Use: Pasture

Amazing views are just a start to this beautiful 1/2 section of land in the Porcupine Hills. The 1999 modular home sits where the views of the Livingston Range can be enjoyed to the fullest. This 3 bedroom, 2 bath home sits on a developed basement with a separate entrance. The new 32'x48' attached garage has plenty of room and has 2-12'x10' power overhead doors and bright LED lighting. The is also a newly constructed 32'x42' metal clad shop with a 12'x12' overhead door. A three rail fence delineates the driveway to the property. There are fenced paddocks, a corral and water spigot. The pastures are fenced and their is an automatic waterer between the 2 large pastures. The well is 285' and produced 17 GMP at it's last test.