

165016 Rge Rd 285 Road  
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2270679

**\$1,399,900**



|                    |   |                               |
|--------------------|---|-------------------------------|
| <b>Division:</b>   | NONE  |                               |
| <b>Type:</b>       | Residential/House   |                               |
| <b>Style:</b>      | Acreage with Residence, Bungalow  |                               |
| <b>Size:</b>       | 1,985 sq.ft.  | <b>Age:</b> 1991 (35 yrs old) |
| <b>Beds:</b>       | 5   | <b>Baths:</b> 2 full / 1 half |
| <b>Garage:</b>     | 220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener, H  |                               |
| <b>Lot Size:</b>   | 12.68 Acres   |                               |
| <b>Lot Feat:</b>   | Backs on to Park/Green Space, Farm, Front Yard, Landscaped, Lawn, Many  |                               |
| <b>Heating:</b>    | Baseboard, Boiler, Fireplace(s), Natural Gas  |                               |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  |                               |
| <b>Roof:</b>       | Metal   |                               |
| <b>Basement:</b>   | Full  |                               |
| <b>Exterior:</b>   | Composite Siding, Concrete, Stone, Wood Frame   |                               |
| <b>Foundation:</b> | Wood  |                               |
| <b>Features:</b>   | Beamed Ceilings, Bookcases, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |                               |
| <b>Inclusions:</b> | 10 X 16 Storage shed, 3 horse shelters, security system, swing set, entire home on RO system  |                               |
| <b>Water:</b>      | Well  |                               |
| <b>Sewer:</b>      | Septic Field  |                               |
| <b>Condo Fee:</b>  | -   |                               |
| <b>LLD:</b>        | 31-16-28-W4   |                               |
| <b>Zoning:</b>     | CR  |                               |
| <b>Utilities:</b>  | -   |                               |

NEW PRICE!!!! Welcome to this prestigious Rancher style bungalow on 12.63+- acres north of Nanton , and just S of Foothills County border !! Just off High Way #2. Privately presented amongst the amazing landscape and trees, this property will be your oasis. Mature, loved carefully placed trees and shrubs are surrounding this private yard and home for your lifestyle enjoyment. Circular drive way for the home and for the out buildings give this gorgeous acreage easy access, and opens the doors for many walks of life. The beautiful laneway leads you through Scotch Pine, Bay Willow, Red Elderberry + ! Bring the big rig, the horse trailers, bring the company over. This property is a true " Must see" Located off the beaten path as well as bordering on the west side some gorgeous farm land, opens up the doors to pure 24/7 enjoyment. Horse set up with 42 X 96 arena. The Sellers have converted this gorgeous building with rubber crush and 7 ml gyro rock footing. Carefully selected for a perfect footing to work the horses. Many a discipline can enjoy this arena. Open to one side and many options available for the horse trainer, some who loves to ride out of the weather, or what ever you want to make it. 40 X 40 Quonset with 220 wiring /gas to the building for future plans, and is located on the south end of the property. Close proximity to the arena, this building has a separate office area that could be used as a tack room , or for business. There is also an outdoor riding arena !! 105 ft X 180 ft located between indoor arena/storage/hay storage/equip storage building. 3 newer shelters, 2 water hydrants, an 1 auto waterer, separate paddocks, grass, hay land. The seller has used the extra grass land framing the home portion of the acreage for an exercise field. Its a lovely ride just around your own property !! This property lends to good rotation options for the animals and to

grow some hay to be self sufficient with your sweet set up. Views are spectacular but enjoying the seclusion is amazing. The sellers compliment the neighbors on being the best !! The home has full on REVERSE OSMOSIS through out its entirety !! Previous owners set it up for the whole house which is amazing !! This home was built to impress !! Beautiful detail, bright and pleasing home with plenty of windows, main floor laundry, great entertainment spaces, lovely custom built areas. Extras and upgrades include gorgeous Casa Blanca fans, BBQ hook up on deck, built ins, upgraded appliances, Hot water heating including infloor in attached garage ( also roughed in for water ) , TONS of storage and extra rooms/closets/shelving, This home is solid built and is exceptional !! Another bonus to this well loved and maintained land is option to produce 150 square bales of hay each year. This year the sellers looking at a possible second crop. Measurements , a list of tree types and fun visitors to the property are in the document attachments.