

\$1,099,000 - 131041 Range Road 281, Rural Willow Creek No. 26, M.d. Of

MLS® #A2234986

\$1,099,000

4 Bedroom, 3.00 Bathroom, 1,516 sqft
Single Family on 105.00 Acres

N/A, Rural Willow Creek No. 26, M.d. Of,
Alberta

Welcome to your dream property, located just west of Claresholm at the base of the rolling hills. This breathtaking 105-acre parcel offers the ultimate in privacy, natural beauty, and functionality, with Willow Creek meandering through the land and a lush canopy of mature trees creating an enchanting landscape. The walk-out bungalow is built to stand the test of time with durable cinder block and concrete construction. Step onto the expansive east-facing deck which is above the double detached garage and take in views that truly must be seen to be believed – overlooking the treed valley below and the winding creek, it's the perfect spot for peaceful sunrises and nature watching. The main floor has been beautifully upgraded with vinyl plank flooring, a wood feature wall, and rustic barn board trim. The kitchen is bright and spacious, with modern appliances, a sink that looks out to the views, and an L-shaped layout that opens to the dining area complete with large windows and a patio door to the deck. The living room is anchored by a stunning wood-burning fireplace and a large picture window that frames the panoramic views. There are three bedrooms on the main level, including the primary suite which features a walk-through 3-piece ensuite that connects to the convenient main floor laundry. The walk-out basement is full of charm and nostalgia, with



retro carpeting, rustic wood accents, a natural stone wood-burning fireplace, and plenty of space to make your own. Outside, the property is perfectly set up for animals and hobbies alike. A large barn with turnout pens and automatic waterers makes livestock management easy, while the spacious shop with concrete floors and a wood-burning stove is ideal for projects year-round. The land is fully fenced, divided into multiple pastures, and full of opportunity – whether you’re looking to run livestock, explore the creek, or simply enjoy the natural beauty. With adventure at your doorstep and serenity all around, this is more than a home – it’s a lifestyle. Properties like this are rare, and this one is ready to welcome you home. (id:6289)

Built in 1977

Essential Information

Listing #	A2234986
Price	\$1,099,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,516
Acres	105.00
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	131041 Range Road 281
Subdivision	N/A
City	Rural Willow Creek No. 26, M.d. Of
Province	Alberta
Postal Code	T0L0T0

Amenities

Features	See remarks, Other
Parking	Attached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Partially air conditioned
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Lawn
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office Century 21 Foothills Real Estate



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