

\$599,000 - 281082 Twp Rd 164, Rural Willow Creek No. 26, M.d. Of

MLS® #A2262978

\$599,000

3 Bedroom, 2.00 Bathroom, 1,720 sqft
Single Family on 4.47 Acres

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

Is it time for the country way of life, but still want to have the convenience of small town living? How about 1 mile north of the Nanton Golf Course, with country views of the foothills and Rocky Mountains all on 4.47 acres? Here sits everything you need in an affordable, project, acreage, featuring large trees in a mature yard, surrounding a 1719 sq ft cedar log bungalow. With a well designed usable floor plan featuring 2 huge sun rooms (5x 28 and 10x56) attached to the front and the rear of the home, you can enjoy the nature and country views all year round. Step into the grand, sunken Family room with high vaulted ceilings and floor to ceiling all brick, wood fireplace. 3 bedrooms on the main and spacious vaulted Living room and kitchen with so much room for plenty of kids or the family get togethers. For the first time on the market since the owners built it in 1978. This country beauty, has plenty of character, is well laid out, and with big windows, the views will bring the splendor of country life out in every room. A family country kitchen, 2 bedrooms, living room, formal dining room, and main floor laundry, round out the charm of this rural beauty. Downstairs the partially finished basement has a crackling wood stove and plenty of potential for lots of family fun. (disclosure; With all the rain this summer the basement did have some ground water



flooding). Outside you will find a green house, 2 storage sheds, and a 21x29 detached oversized double garage. Plenty of water, the well was newly drilled in 2017 and has a recommended flow of 10 gal per min. Imagine on those crisp fall days, sitting on your patio and watching the kids run and frolic, in the piles of leaves, from the huge mature trees that surround you, in a large landscaped yard. Talk about convenient, this acreage also has easy access to Hwy 533, or Hwy 2. Only 2 minutes to the very vibrant, family friendly community, of Nanton, which is the home of the Nanton Nite Rodeo, plenty of small shops, Baseball diamonds, K-12 schools, Hockey rinks, and the Ag societies Rodeo grounds, which is just a short 2 km ride from this property. Being Sold "as is", this property does need some upgrades , but it is upgrading well worth making, and has been priced right to sell. If you have some vision and it is time for a country way of life, this is the home for you. Do not enter property without permission.
(id:6289)

Built in 1978

Essential Information

Listing #	A2262978
Price	\$599,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,720
Acres	4.47
Year Built	1978
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	281082 Twp Rd 164
Subdivision	N/A
City	Rural Willow Creek No. 26, M.d. Of
Province	Alberta
Postal Code	T0L1R0

Amenities

Amenities	Golf Course, Recreation Nearby
Features	Treed
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Log
Exterior Features	Landscaped
Construction	Log, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Coldwell Banker Mountain Central
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