

\$1,499,999 - 144024a Range Road 282, Rural Willow Creek No. 26, M.D. of

MLS® #A2187156

\$1,499,999

3 Bedroom, 3.00 Bathroom, 1,284 sqft
Agri-Business on 152.88 Acres

NONE, Rural Willow Creek No. 26, M.D. of,
Alberta

This one of a kind property offers 152.88 acres of pasture, hayland, tack sheds, pens, an outdoor arena, shop, barn and not 1 but 2 homes! Experience what rural living has to offer in the MD of Willow Creek, minutes to Pine Coulee, less than 20 minutes to Claresholm and less than an hour to Calgary using Hwy 2 . This property is an affordable option to get 2 homes, space for your toys and your animals. The main home offers charm, character and a practical layout with a large living area, stunning views from every corner, updated stainless steel appliances in the kitchen, a beautiful stone fireplace, and a massive deck which offers space to gather with family or enjoy the solitude and views of the hills. You'll appreciate all of the trees the sellers have grown over the last 20 years and the drip irrigation system. The main floor is completed by a large secondary bedroom (currently used as an office) and 4 PC bath with updated tilework and custom storage. Your massive primary offers space to retreat, a walk in closet and spacious 3 pc ensuite. The mudroom offers plenty of storage and access to your developed bright walkout basement, where you can enjoy the large rec room, spacious patio and hot tub. A large secondary bedroom and another full 3 PC bath along with your laundry and lots of storage complete the walkout basement level. The home also



features air conditioning, an updated furnace, original hardwood floors throughout most of the main floor, and a bright basement with concrete floors. Outside the main house you've got a 30x36' shop with 220v power and natural gas heater perfect for parking or projects! You've got lots of water feeding 3 seperate auto waterers, your hydrants, and both homes. The outdoor arena is a must see perfect for roping or riding. The barn is great for storage, or could be set up for livestock again. You also have separate fenced pastures including 2 spaces with shelters and built-in hay/tack storage and auto waterers that are perfect for horses. Worried about riding in winter? Silver Slate Indoor Arena and Steakhouse is less than 10 minutes away! The secondary residence offers another 1,096 sq ft of living space that can be rented, offering 3 bedrooms and 1 additional bathroom. Book a private showing with your favourite agent - PLEASE NO ENTRY without a booked appointment.

Essential Information

MLS® #	A2187156
Price	\$1,499,999
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,284
Acres	152.88
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

Community Information

Address	144024a Range Road 282
Subdivision	NONE

City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	20
Parking	RV Access/Parking, 220 Volt Wiring, Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Laminate Counters, Storage, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s)
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage, Rain Gutters
Lot Description	Lawn, Pasture, Treed, Landscaped
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 13th, 2025
Days on Market	60
Zoning	RG - Rural General

Listing Details

Listing Office	CIR Realty
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