



## 29211 TWP Road 6-0 Rural Pincher Creek No 9 MD of Alberta

\$930,000

Less than 15 kilometers from Pincher Creek, this beautiful acreage has so many great features. Situated on five acres, with a unique right-of-use easement on the four acres to the west, there is plenty of room for horses or a few cattle. And with two wells (one that feeds the house and office, and another that feeds the irrigation system & animals), water isn't a concern. The house is nestled into a hill with huge, mature trees all around providing shelter on the windy days. The bi-level home was built in 1982 and has five bedrooms, three full bathrooms and a double attached garage with in-floor heat. The main floor has an open concept kitchen, dining room, and living room with a gorgeous gas fireplace. Laundry is conveniently located on the main floor as well. Access off the dining room takes you to the deck and back yard. On the lower level, there is in-floor heat with two bedrooms, a three-piece bathroom, and a large family room with a pellet stove for those cold winter nights. In addition to the primary residence, there is an 1,239 square foot office with a two-piece bathroom. If you don't have a need for a detached home office, there is great potential to renovate this building into either a short or long-term rental, or use it for multi-generational living. And finally, the 48' x 28' shop is split into three parts. The middle of the shop is heated with a concrete floor and 220-volt power for all your tools. The left garage has doors on both ends and could easily be converted into an animal shelter, and the right garage has a concrete floor and access from inside the middle shop as well as the garage door. Established acreages that have been this well cared for don't come up very often in our area. Call your favourite REALTOR(R) to see it today! (id:6769)

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3pc Bathroom 5.33 Ft x 7.42 Ft

Bedroom 13.08 Ft x 10.00 Ft

Bedroom 11.00 Ft x 18.92 Ft

Den 7.42 Ft x 14.25 Ft

Recreational Games room

3pc Bathroom 7.75 Ft x 5.33 Ft

4pc Bathroom 4.92 Ft x 9.75 Ft

Bedroom 9.75 Ft x 12.00 Ft

Dining room 13.25 Ft x 11.00 Ft

Kitchen 11.00 Ft x 11.00 Ft

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**Storage** 3.75 Ft x 16.58 Ft

**Furnace** 5.42 Ft x 6.50 Ft

**Bedroom** 9.67 Ft x 10.67 Ft

**Living room** 13.42 Ft x 19.00 Ft

**Primary Bedroom** 13.17 Ft x 12.00 Ft