



9205 Range Road 1-4 Rural Pincher Creek No 9 MD of Alberta

\$1,070,000

As you drive into this calm, quiet valley and cross the Lank Bridge, just think - this beautiful acreage could be your new home. Situated on 37.72 acres on the Oldman River, there are 15 acres of cultivated and irrigated land, with the balance left as native grass. Behind you, the rolling Porcupine Hills provide a gentle backdrop while in front, your view starts with the river valley and ends with spanning views of the gorgeous Livingstone Range. This four-bedroom, two & a half bathroom home was built to make the most of the surroundings with huge windows and a wrap around, covered veranda. The open concept kitchen, dining room and living room with beautiful, vaulted ceiling is the perfect place to gather with family & friends while enjoying the views, whatever the season. The custom-built Erickson home has solid fir flooring, knotted hickory cupboards, granite countertops, a large pantry, and kitchen island with sit-up bar. The primary bedroom on the main level comes with the same amazing views, a walk-in closet with room for everything, and nicely finished ensuite. The walk-out lower level has three bedrooms, a four-piece bathroom and large rec room, perfect for entertaining. With an ICF foundation, metal roof, and Hardy Board & vinyl siding, the home was built to last with minimal maintenance. The 25' x 41' metal shop is ready to use as is, but the gas & power are there for you to finish it however you wish. A small, old log cabin sits on the property - a touch of nostalgia from years past. Whether the draw is being steps from a fisherman's paradise & being able to easily launch your boat just across the river, or simply the peace and quiet this acreage provides, don't wait to see this property. Call your favourite Realtor today. (id:6769)

4pc Bathroom 8.58 Ft x 8.42 Ft
 Bedroom 10.50 Ft x 14.50 Ft
 Bedroom 11.75 Ft x 13.50 Ft
 Bedroom 10.75 Ft x 14.50 Ft
 Recreational, Games room 27.50 Ft x 21.00 Ft
 Furnace 12.33 Ft x 18.17 Ft

2pc Bathroom 5.33 Ft x 7.17 Ft
 3pc Bathroom 9.50 Ft x 7.42 Ft
 Kitchen 16.25 Ft x 16.42 Ft
 Laundry room 9.08 Ft x 7.67 Ft
 Living room 20.33 Ft x 21.58 Ft
 Primary Bedroom 15.25 Ft x 15.08 Ft

Dining room 8.83 Ft x 13.92 Ft

Other 9.50 Ft x 7.17 Ft

Listing Presented By:



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