

# **\$1,050,000 - 282041 Twp Rd 113, Rural Willow Creek No. 26, M.D. of**

MLS® #A2186906

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 2,959 sqft  
Residential on 5.01 Acres

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

WOW!!! THE COMPLETE PACKAGE .. EXECUTIVE BUNGALOW ... MOUNTAIN VIEWS... AND 5 ACRES!!!! IDEAL BED AND BREAKFAST,!!!EXPANSIVE CUSTOM WALKOUT BUNGALOW WITH VIEWS OF THE MOUNTAINS AND PORCUPINE HILLS. THIS HOME IS SURE TO IMPRESS, 3 MAIN FLOOR BEDROOMS, ENTERTAINER GOURMET KITCHEN, TONS OF FLOOR TO CEILING WINDOWS, MASSIVE DECK 15X 45 FT.,AND A WALKOUT BASEMENT. THE MASTER BEDROOM RETREAT FEATURES A HUGE ENSUITE WITH JETTED TUB, WALK IN SHOWER, AND SEPERATE STAIRWAY TO THE BASEMENT WITH PRIVATE OFFICE. THE BASEMENT HAS SPRAWLING SPACE THAT INCLUDES A HUGE BAR/KITCHEN , BILLIARDS SPACE WITH POOL TABLE, AND SPACE FOR YOUR GUESTS. FEATURES INCLUDE BASEMENT AND GARAGE IN-FLOOR HEATING , 24X 38 FT. GARAGE, 2 FURNACES ,2 AIR CONDITIONERS,SOLID ICF CONSTRUCTION, LANDSCAPING INCLUDING FISH POND WITH WATERFALLS. TRUE VALUE HERE,PRIVATE AND EXCEPTIONAL MASSIVE HOME WITH 5 ACRES, SHOP/BARN (22X24 FT.), AND IDEAL AMOUNT OF SPACE.



Built in 2006

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2186906                         |
| Price          | \$1,050,000                      |
| Bedrooms       | 4                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 3                                |
| Half Baths     | 1                                |
| Square Footage | 2,959                            |
| Acres          | 5.01                             |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 282041 Twp Rd 113                  |
| Subdivision | NONE                               |
| City        | Rural Willow Creek No. 26, M.D. of |
| County      | Willow Creek No. 26, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0L 0T0                            |

## Amenities

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 3                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Built-In Range             |
| Heating           | Forced Air, Propane  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Living Room, Mantle, Wood Burning, Glass Doors   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | No Neighbours Behind, Private, Creek/River/Stream/Pond, Secluded |
| Roof              | Asphalt Shingle  |
| Construction      | ICFs (Insulated Concrete Forms)                                  |
| Foundation        | ICF Block  |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 23rd, 2025 |
| Days on Market | 73                 |
| Zoning         | RG                 |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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