

# \$685,000 - 132 Township Rd, Rural Willow Creek No. 26, M.D.

MLS® #A1103389

## \$685,000

5 Bedroom, 2.00 Bathroom, 1,609 sqft  
Residential on 20 Acres

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

If your desire is a place on a quiet country road NE of Claresholm, with some room to spread your wings this listing will give you everything you need. From the 1609 sq ft bungalow moved on a brand new basement in 2016 which features cathedral ceilings and forced air furnaces both up and down along with the wood stove. The basement is mostly finished but downstairs bathroom is just roughed in. The heated private studio next the the house gives the artist or hobbyist a place to truly indulge as does the heated industrial caliber shop if that is the inclination. A nice little 5 stall barn with a loft and open front sheds in the annexes will make things cozy for the animals with supporting corrals and outdoor training arena. This is a large farmstead with a steel quonset and metal aircraft hanger for cold storage. Room for a huge garden and pasture, there is a 20 gpm well to supply water to the yard and stock while the home has its own cistern on the Big Sky Water Co-op. A total of 16 grain bins 5 of which have aeration systems , provides some rental income as well. Clear Lake Park is a few minutes away. A lot going on here and has to be seen to be truly appreciated. This acreage has huge potential written all over it!

Built in 2004

## Essential Information

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Price	\$685,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,609
Acres	20.00
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	132 Township Rd
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

Utilities	Cable Not Available, Natural Gas Paid, Heating Paid For, Electricity Paid For, Phone Available, See Remarks, Sewer Connected, Water Paid For, Water Connected
Parking Spaces	4
Parking	Triple Garage Detached, RV Access/Parking, Single Garage Detached

### Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas, Wood, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Garden, Private Yard
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Lot Description	Corner Lot, Farm, Front Yard, Gentle Sloping, Many Trees, Pasture, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, ICFs (Insulated Concrete Forms), Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	May 7th, 2021
Days on Market	165
Zoning	Country Residential

### **Listing Details**

Listing Office	Courtesy Of MAXWELL CAPITAL REALTY
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