

# \$969,900 - 6115 Range Road 302, Rural Pincher Creek No. 9, M.D. of

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MLS® #A2102949

**\$969,900**

4 Bedroom, 2.00 Bathroom, 1,837 sqft  
Residential on 3.66 Acres

NONE, Rural Pincher Creek No. 9, M.D. of,  
Alberta

Here is your chance to live the relaxed acreage lifestyle with stunning mountain views! Being just 4 km from Pincher Creek, this acreage features the ease of in-town living with shopping, schools and facilities, but with all the benefits of acreage living! Inside, this heritage home features four large bedrooms and two full bathrooms. Originally built in the year 1900, this home went through extensive renovations in 1995 with upgraded plumbing, electrical and cosmetic fixes to restore the home to its original state. Solid oak finishes and beautiful hardwood flooring can be enjoyed throughout and must be seen to be appreciated. Large windows on all sides of the house leave plenty of opportunity to view both the mountains and open-field view and let in an abundance of natural light. The main floor features a spacious kitchen with an island countertop for extra counter space, and plenty of cabinets for ample storage. The house flows into the open living room, making an excellent entertaining space. Further down the hall at the front of the house, there is a formal dining room for large gatherings - sure to fit the whole family! Lastly, enjoy a full main-floor bathroom and a designated laundry room with a sink and plenty of storage, tucked in the corner of the house. Upstairs, the elegant solid oak trim follows. There are four large bedrooms, all with a walk-in closet attached and each feature a



wonderful view, as well as another full three-piece bathroom. Enjoy a nook upstairs with a beautiful mountain view while you complete your studies or work remote. This acreage features a treed perimeter for plenty of privacy and a fenced pasture for horses. Furthermore, there are two barns and one shed on the land. The solid log barn features horse stalls and a loft up top and there is also a usable barn in the back of the lot that, with a little work, could have endless possibilities. There is also a concrete root cellar! Don't miss out on this opportunity to own a piece of history on a private acreage with stunning views just minutes from the town of Pincher Creek. Oh, and did I mention the house comes furnished and includes a lawn tractor for turn key enjoyment? Contact your favourite Realtor today!

Built in 1900

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2102949                         |
| Price          | \$969,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,837                            |
| Acres          | 3.66                             |
| Year Built     | 1900                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 2 Storey |
| Status         | Active                           |

### Community Information

|             |                                    |
|-------------|------------------------------------|
| Address     | 6115 Range Road 302                |
| Subdivision | NONE                               |
| City        | Rural Pincher Creek No. 9, M.D. of |

|             |                              |
|-------------|------------------------------|
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1W0                      |

### **Amenities**

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Storage                      |
| Appliances        | Microwave Hood Fan, Portable Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Storage   |
| Lot Description   | Lawn, Many Trees, No Neighbours Behind, Secluded, Views |
| Roof              | Metal   |
| Construction      | Vinyl Siding  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2024 |
| Days on Market | 449                |
| Zoning         | AG                 |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | CLEARVIEW PROPERTY MANAGEMENT LTD. |
|----------------|------------------------------------|

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