

# **\$1,750,000 - 162016 290 Range Road, Rural Willow Creek No. 26, M.D. of**

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MLS® #A2207482

**\$1,750,000**

5 Bedroom, 4.00 Bathroom, 1,869 sqft  
Residential on 148.48 Acres

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

This exceptional turn-key horse property is located just minutes west of Nanton, set on 148 acres of picturesque land. The beautiful country-style bungalow, built in 2006, offers over 3,680 sq. ft. of finished living space. Featuring an open-concept layout, soaring vaulted ceilings, and custom woodwork throughout, this home is truly one-of-a-kind. With 5 spacious bedrooms, 3.5 bathrooms, a dedicated office on the main floor, and 2 laundry rooms, it offers both comfort and functionality. The fully finished basement includes a large recreation room with 9-foot ceilings, a built-in bar, and ample storage.

The home is equipped with a backup generator, a durable metal roof, and an oversized triple garage with heated floors. Just across from the house, you'll find a large, heated shop divided into two sections. The east side has been developed into a self-contained 1,350 sq. ft. secondary apartment (illegal), featuring in-floor heating, a custom kitchen, 1.5 bathrooms, and a spacious 1-bedroom loft—ideal for a hired hand, multi-generational living, or generating extra rental income. The west side serves as a shop/warehouse, with 16-foot ceilings, two storage units, and large sliding doors.

Additionally, there is another heated shop with



an overhead crane, 240V power, two large overhead doors, and an upper mezzanine. The property also boasts a barn with 5 box stalls, a hydrant, overhead doors, and a tack room. A separate storage room for square bales and a stud pen are located at the south end of the barn.

The expansive property includes a 50-foot round pen, a processing barn for cattle operations, and several pipe pens with 5 automatic waterers throughout. The 200' x 300' outdoor arena is built with excellent footing, complete with team roping boxes and a return alley. Additional structures include a chicken coop and a greenhouse for growing vegetables and starting annuals.

Water is abundant, with two high-volume producing wells on the property, though only one is currently in use. The land offers breathtaking views of the rolling foothills and quick access to Kananaskis, Chain Lakes, and the Crowsnest Pass. Just 5 minutes away, the vibrant community of Nanton provides all the shopping, dining, and amenities you could need.

This rare property is perfect for those seeking a fully equipped horse or livestock operation, or anyone looking for a stunning, peaceful home in the countryside. Don't miss out on this incredible opportunity!

Built in 2006

**Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2207482    |
| Price      | \$1,750,000 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |
| Full Baths | 3           |

|                |                                  |
|----------------|----------------------------------|
| Half Baths     | 1                                |
| Square Footage | 1,869                            |
| Acres          | 148.48                           |
| Year Built     | 2006                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                                    |
|-------------|------------------------------------|
| Address     | 162016 290 Range Road              |
| Subdivision | NONE                               |
| City        | Rural Willow Creek No. 26, M.D. of |
| County      | Willow Creek No. 26, M.D. of       |
| Province    | Alberta                            |
| Postal Code | T0L 1R0                            |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Additional Parking, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached, Workshop in Garage, Drive Through |
| # of Garages   | 3  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Open Floorplan, Vaulted Ceiling(s)  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Farm, Few Trees, Pasture, Treed |
| Roof              | Metal                           |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | ICF Block          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 34              |
| Zoning         | RG              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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