

# \$2,250,000 - 7132 Range Road 2-1 Range, Lundbreck

MLS® #A2170630

**\$2,250,000**

3 Bedroom, 2.00 Bathroom, 1,352 sqft

Residential on 159.50 Acres

NONE, Lundbreck, Alberta

"Nestled in the picturesque Southern Alberta foothills, this established quarter section offers the best of rural living. With ample water sources and well-equipped facilities for livestock handling, the ranch-style bi-level home is designed for both comfort and functionality. The 40 x 100 building is divided into a shop with a mezzanine, bathroom, and office in the front, while the rear section offers vehicle storage, each area equipped with large overhead doors to accommodate extra-height vehicles. The property boasts stunning views of the rolling foothills, providing a scenic and tranquil backdrop.

The manicured grounds feature lush lawns, a fertile garden, and perennial plantings, all beautifully framed by stands of majestic aspen trees. Years of careful planning and maintenance have gone into both the home and the grounds, with pride of ownership evident throughout. Outbuildings include multiple calving barns, sheds, a pumphouse, and more, offering everything needed for a working rural property.

Please note that the square footage does not include the sunroom, as per RMS standards. This is a rare opportunity to enjoy a peaceful and picturesque rural lifestyle in one of Southern Alberta's most scenic locations."

Built in 1983



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2170630                         |
| Price          | \$2,250,000                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,352                            |
| Acres          | 159.50                           |
| Year Built     | 1983                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bi-Level |
| Status         | Active                           |

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 7132 Range Road 2-1 Range    |
| Subdivision | NONE                         |
| City        | Lundbreck                    |
| County      | Pincher Creek No. 9, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0K 1H0                      |

## Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 6                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Refrigerator, Range, Window Coverings |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 2                                                 |
| Fireplaces        | Family Room, Stone, Wood Burning                  |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Landscaped, Private, See Remarks |
| Roof              | Metal                            |
| Construction      | See Remarks                      |
| Foundation        | Poured Concrete                  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2024 |
| Days on Market | 345               |
| Zoning         | AG                |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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