

Bedroom	Second	14`11" x 9`10"	Bedroom Legal/Tax/Financial	Second	12`10" x 14`0"
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Title: **Fee Simple**
 Legal Desc: **Fee Simple**

Zoning: **RG**

Remarks

Pub Rmks: **Country living just 10 minutes from Calgary! 14 Acres, 2600 SF above grade house with 4 bedrooms and an oversized garage. 1600 SF Detached Shop with 12' overhead doors, insulated and heated. Accessory buildings large enough to park farm equipment and a large turkey/chicken coup. Dug out is deep enough to swim and large enough to launch a small boat and is stocked with Rainbow Trout. Property has been extremely well maintained. Roof was completely re finished in the last few weeks! Well pump is brand new this fall. Septic was cleaned and serviced this summer. Hot Water Tank was just flushed and cleaned. Eaves were just cleaned. Property is ready for horses or livestock. Don't miss your opportunity to own this gem!**

Inclusions: **Na**
 Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













