



DJ Golden
REAL ESTATE

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115057 Range Road 260
Rural Willow Creek No. 26, M.D. of, Alberta

MLS # A2230148



\$1,199,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,825 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	11.59 Acres		
Lot Feat:	Back Yard, Lawn, Treed		

Heating:	Forced Air	Water:	Co-operative
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Ag-res
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: Pool Table and bar table and chairs

The Ultimate Acreage Dream — 11.59 Acres with Unmatched Views, Luxurious Home & Equine Setup. Welcome to your own private paradise! Nestled among mature trees on 11.59 acres, this extraordinary property offers 360-degree views of farm fields, rolling countryside, and the majestic Rocky Mountains to the west. With no close neighbors in sight, this is the peaceful, wide-open escape you've been searching for. As you pull into the drive, the striking curb appeal and attached double garage set the tone—but it's just the beginning. Step inside to a grand front foyer where you're welcomed by a sweeping staircase, gleaming hardwood floors, and soaring vaulted ceilings. The front living room is a showstopper with almost floor-to-ceiling windows that frame that stunning mountain view like a piece of art. The heart of the home includes a formal dining area and a beautifully updated kitchen featuring rich cabinetry, granite countertops, gas stove, and a large eat-up island—perfect for both cooking and entertaining. A cozy breakfast nook opens to a south-facing covered deck with timber beams and an adjacent open-air area where you can enjoy your morning coffee or evening BBQs, all while taking in breathtaking eastward views. A second living room on the main floor offers a relaxing retreat with a gas fireplace, and the main level also includes a bedroom, 2-piece bath, and an expansive laundry room with ample cabinetry, countertop space, and a wine fridge. Upstairs, the luxurious primary suite is a true haven. Double doors lead to a massive bedroom with dual closets, a spa-like 5-piece ensuite, and a walk-through into your custom walk-in closet. Just outside the primary is an open den or sitting area, and down the hall, two additional bedrooms share a spacious Jack-and-Jill bathroom. The fully finished walkout

basement offers even more living space with a family room, games area (pool table included), custom rubber-floored gym, a 4-piece bathroom, wine room, and plenty of room to gather, play, or unwind. Outside is where this property truly shines. A brand-new 4800 sq ft heated shop provides the ultimate space for work, storage, or business use. Nearby, a nearly 30x60 barn is fully equipped with seven stalls, a tack room, turnout pens, and a roping setup—perfect for horse enthusiasts or those seeking a fully functional livestock space. The property also includes a second home (in need of repairs), along with an older garage, workshop, and shed located at a separate yard site. This one-of-a-kind acreage offers the lifestyle you’ve been dreaming of—luxury, privacy, views, and space to grow or play. Whether you’re looking for a retreat, an equestrian paradise, or a legacy property, this checks every box.