



GRASSROOTS
REALTY GROUP

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2512 Willow Valley Road
Lundbreck, Alberta

MLS # C4259780



\$8,900,000

Division:	-		
Type:	Detached		
Style:	2 Storey		
Size:	5,546 sq.ft.	Age:	2002 (18 yrs old)
Beds:	5	Baths:	5 full / 1 half
Possession:	-		
Garage:	Yes		
Driveway:	-		

Heating:	Forced Air / Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Metal	Taxes:	-
Basement:	Part, See Remarks	Condo Fee:	-
Exterior:	Wood	Lot Fee:	-
Land:	-	Maintenance Fee:	-
Features:	Bar, Barbecue-Built-In, Insulation-Upgraded, Open Beam, Vaulted Ceiling, Workshop		

Inclusions: -

Reduction of Land being Offered For Sale. Willow Valley Ranch has reduced the amount of land being offered for sale. Now, only the primary ranch, 905 deeded & 157 leased acres is available. This property, sitting 3 miles from the base of the Rocky Mountains with breath taking views, has a 5 bedroom, 5¹/₂ bath craftsman styled masterpiece home with extensive hand crafted workmanship; a wonderful blend of comfort & class with lots of space to entertain or just relax with family & friends. The impeccably kept yard features a one of a kind timber frame barn, host to multiple weddings & movie sets, a very large workable shop & several other out buildings, shelters & corrals suitable for any horse or cattle operation. And, perfect for outdoor entertaining, a covered Argentinian BBQ beside a stocked trout pond. An abundance of wildlife with Tod Creek flowing through this ranch, makes it a hunter's dream. Willow Valley Ranch, now at a price reflective of the reduction in land, must be seen. Call now to tour.