

# \$940,000 - Township Rd 4-2, Twin Butte

MLS® #A2204661

**\$940,000**

4 Bedroom, 3.00 Bathroom,  
Agri-Business on 10.41 Acres

NONE, Twin Butte, Alberta

Located in the scenic and photographic area of Alberta's rolling foothills of South west of the Alberta, this "end of the road" country home and acreage does not have the neighbours peering over the fence looking onto your back deck, however it does have "A private drive into the residence and property containing approximately 10.41 gorgeous acres of peace and calmness. The entrance to this fully furnished home is through the attached double garage and into a large entryway, to the stairway up to main living areas. A sizeable back deck off the dining area provides a magnificent view of the Canadian Rockies and Chief Mountain in the distance. Perfect for the early morning coffees and sunrise vistas, or just soaking up the sun. Down stairs at the ground level floor there's laundry facilities with a newer washer, dryer and mud sink, a third bathroom plus another secondary primary bedroom, a fourth bedroom, the utility room with the multi-zone hot water heating zone controls, boiler, water softener and water tank. Down the hall is the large family room with a wood burning fireplace with stone surround, as well as wall shelving units. Plenty of room for a full-sized pool table. The upstairs has a nicely appointed kitchen containing counter top gas stove and range hood with exhaust fan, built in microwave and oven. The living room has a wood burning fireplace, stone surrounded, with a bow window view to the north overlooking the yard and barn, fuel tanks with pumps, and



the activities of the shop and yard. The master bedroom boasts a two door closet plus an ensuite bathroom with a jetted tub. Going down the hallway youâ€™ll find a second bedroom, main bath and then the pantry providing lots of storage room. The attached garage, heated with an infrared over head heater, good concrete floors, PLUS the entrance to the hidden â€œbunk houseâ€•. Heated by a vintage style pot bellied wood burning stove and base board heaters, equipped for four guests. Across the yard is an absolute every manâ€™s huge DREAM SHOP - 40â€™x80â€™, with access to the shop through a foyer with built in cupboards, beyond which is a bathroom with shower facilities. Then the main part of the shop is complete with four 10â€™x10â€™ powered shop doors, nicely lighted throughout. Metal roof and siding. The high ceiling allows for the installation of four post vehicle hoists and plenty of room for several. Adjoining the North end of the shop are two covered machine storage areas. A barn with hay loft and stalls, hay shed to west side of barn, wooden corrals, a squeeze, a livestock load chute, automatic waterers, and two storage sheds by barn. Plenty of room for your RV(s) storage.

## Essential Information

MLS® #	A2204661
Price	\$940,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Acres	10.41
Type	Agri-Business
Sub-Type	Agriculture
Status	Active

## Community Information

Address	Township Rd 4-2
Subdivision	NONE
City	Twin Butte
County	Pincher Creek No. 9, M.D. of
Province	Alberta
Postal Code	T0K 2J0

### **Interior**

Appliances	Dryer, Microwave, Microwave Hood Fan, Refrigerator, Washer, Oven-Built-In, Gas Cooktop, See Remarks, Water Softener
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### **Exterior**

Lot Description	Few Trees
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### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	135
Zoning	AG

### **Listing Details**

Listing Office	CIR REALTY
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