



## 255059 Township Road 175 , Rural Vulcan County, Alberta - \$550,000



Main Photo

### Property Description

Looking for the perfect acreage to accommodate your family, hobbies, and horses? This 20.5-acre property has it all! The charming 1,074 sq ft bungalow was moved onto a new foundation less than 20 years ago and offers comfortable living with plenty of potential. The main floor includes a spacious living room, kitchen, dining area with french doors, a 4-piece bathroom, a primary bedroom, and a second bedroom. The basement is unfinished, providing excellent storage and the opportunity to customize the space to suit your needs. Equestrian enthusiasts will appreciate the newer-built 33'3" x 31'9" barn, insulated (R20) tack shed, multiple pens, and an outdoor riding arena. This property is well set up for a rural lifestyle with plenty of space to grow! Enjoy the peace of rural living with convenient access to nearby towns — just



minutes from Vulcan and a short drive to both High River and Nanton. Please note: the mobile home currently on the property is not included in the sale, but the site is serviced with existing hookups for water, septic, power, and natural gas — making it ready for another building if desired.

## REALTOR Referral

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*Courtesy Of: Lively Realty Ltd.*



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