# \$1,056,000 - 263221 Jamieson Road, Rural Bighorn No. 8, M.D. of

MLS® #A2218029

#### \$1,056,000

4 Bedroom, 2.00 Bathroom, 1,193 sqft Residential on 40.40 Acres

NONE, Rural Bighorn No. 8, M.D. of, Alberta

Welcome to a truly special property where peace, privacy, and serenity come together on 40 acres of prime land. Nestled among the forested foothills, this stunning acreage features a beautifully crafted A-frame home with breathtaking views of the surrounding valley and hills. Originally built in 1984 in a favorite spot chosen for its natural light and serene setting, this home offers a rare combination of character, comfort, and functionality.

A separate gated access leads you to the house site, offering added privacy and creating a true sense of living at a retreat. The home was originally finished with classic cedar siding and a cedar shake roof. In recent years, two sides of the home plus the chimney and dormer were updated with durable corrugated metal sheeting, blending rustic aesthetics with low-maintenance practicality. A new well, pump, and filtration system were installed in 2019, and around 2020, all kitchen and bathroom plumbing was completely replacedâ€"ensuring modern reliability while retaining the home's charming appeal. Inside, the home offers four bedrooms and two full baths. The main level features a spacious living room anchored by a new insert-style wood stove, dining area, full kitchen, and a main floor bedroom with easy access to a full bath. Large windows and a wrap-around porch invite the outdoors in, with natural light pouring







across the oak parquet floors and wood ceilings with exposed beams.

Upstairs, the primary bedroom includes its own private porch with incredible south views, plus a second bedroom and a full bathroom with a tub. Downstairs, a finished room can serve as a fourth bedroom or office, alongside a utility area and an attached one-vehicle garage. This acreage is fully fenced, with the west and south sides being professionally done in 2024. This property is ideal for families who enjoy the outdoors or anyone who values open space, privacy, and the beauty of nature. Whether you're watching wildlife from the porch, tending to your horses in the pasture, or cozying up by the fire, this property is a peaceful escape with the perfect blend of comfort and country charm.

#### Built in 1984

#### **Essential Information**

MLS® # A2218029 Price \$1,056,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 1,193

Acres 40.40

Year Built 1984

Type Residential

Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 263221 Jamieson Road

Subdivision NONE

City Rural Bighorn No. 8, M.D. of

County Bighorn No. 8, M.D. of

Province Alberta
Postal Code T4C 1A0

#### **Amenities**

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Open Floorplan, Storage

Appliances Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Insert, Wood Burning

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard
Lot Description See Remarks

Roof Wood

Construction Cedar, Metal Siding

Foundation See Remarks

#### **Additional Information**

Date Listed May 7th, 2025

Days on Market 4

Zoning Small Holdings

### **Listing Details**

Listing Office CIR Realty

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