

\$1,299,999 - 9 Ghost Road, Benchlands

MLS® #A2179884

\$1,299,999

4 Bedroom, 2.00 Bathroom, 1,294 sqft

Residential on 2.51 Acres

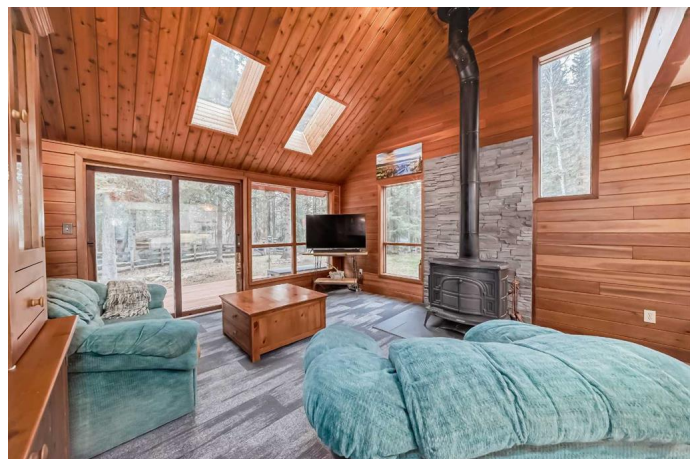
NONE, Benchlands, Alberta

Visit REALTOR® website for additional information. Discover this serene, wooded oasis on 2.51 acres with a beautifully renovated 3+ bedroom cedar home. Nestled in the picturesque Hamlet of Benchlands, it offers stunning mountain, ravine, and river views. This inviting home boasts 1,300 sq. ft. on two levels, with a primary bedroom, living room, and kitchen on the main floor. Two more bedrooms and a family room are upstairs, with a finished basement adding a potential fourth bedroom. The nearly wrap-around deck is perfect for morning coffee or sunset views, and a firepit is great for stargazing. The property is fenced, zoned for horses, and has an oversized garage, workshop, and carport. Located 25 minutes from Cochrane and 40 minutes from Calgary, it combines country tranquility with city convenience. Perfect for a retirement couple, young professionals, or a growing family.

Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2179884 |
| Price | \$1,299,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,294 |
| Acres | 2.51 |



| | |
|------------|----------------------------------|
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 9 Ghost Road |
| Subdivision | NONE |
| City | Benchlands |
| County | Bighorn No. 8, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1N0 |

Amenities

| | |
|--------------|------------------------------------|
| Parking | Double Garage Detached, Off Street |
| # of Garages | 12 |

Interior

| | |
|-------------------|--|
| Interior Features | Natural Woodwork, Open Floorplan, Ceiling Fan(s), Laminate Counters, Sauna, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances | Dryer, Refrigerator, Range, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Lighting, Fire Pit, Private Yard |
| Lot Description | Corner Lot, Irregular Lot, Landscaped, Treed |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Shingle Siding, Wood Siding |
| Foundation | Wood |

Additional Information

| | |
|-------------|---------------------|
| Date Listed | November 18th, 2024 |
|-------------|---------------------|

| | |
|----------------|-----|
| Days on Market | 215 |
| Zoning | RES |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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