

# \$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

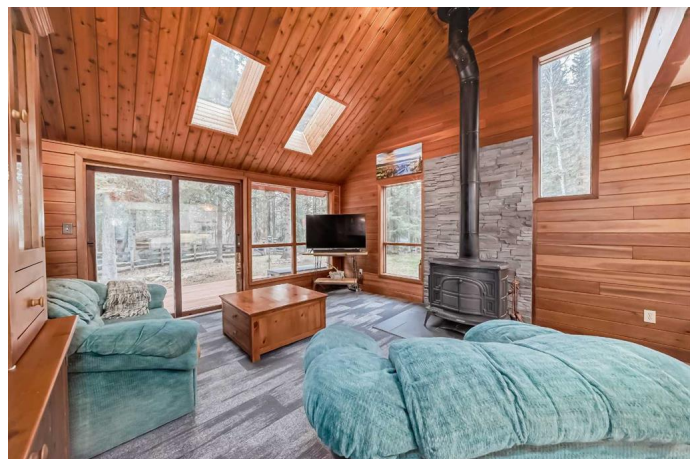
NONE, Benchlands, Alberta

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
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Days on Market	213
Zoning	RES

## **Listing Details**

Listing Office	PG Direct Realty Ltd.
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