

# \$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

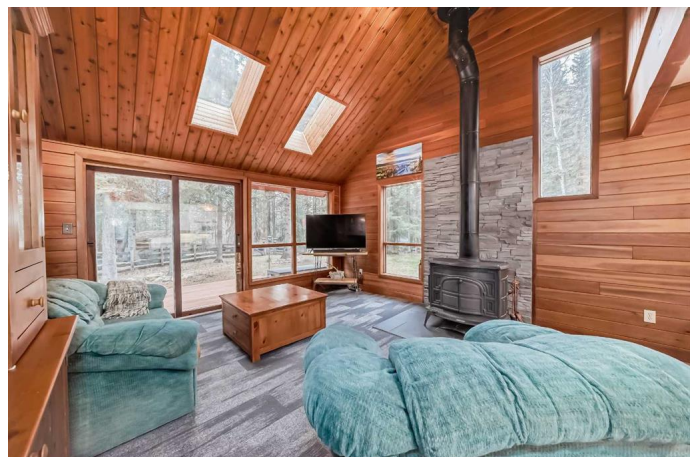
NONE, Benchlands, Alberta

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	Ceiling Fan(s), Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork, Sauna, Skylight(s)
Appliances	Refrigerator, Dryer, 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	Fire Pit, Private Yard, Lighting
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	244
Zoning	RES

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.