

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

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MLS® #A2218029

**\$1,056,000**

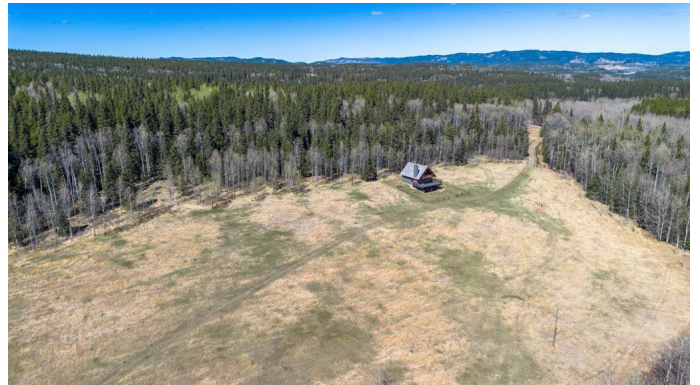
4 Bedroom, 2.00 Bathroom, 1,193 sqft  
Residential on 40.40 Acres

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 replaced—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	3
Zoning	Small Holdings

### Listing Details

Listing Office	CIR Realty
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