# **\$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 2 Storey, Acreage with Residence

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, Natural Woodwork, Open Floorplan,

Sump Pump(s), Vaulted Ceiling(s), Sauna, Skylight(s), Walk-In Closet(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, Landscaped, Treed, Irregular Lot

Roof Asphalt Shingle

Construction Wood Frame, Shingle Siding, Wood Siding

Foundation Wood

#### **Additional Information**

Date Listed November 18th, 2024

Days on Market 207
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.