

\$975,000 - 290113 Flying E Road, Rural Willow Creek No. 26, M.D. of

MLS® #A2260791

\$975,000

4 Bedroom, 1.00 Bathroom, 1,281 sqft
Residential on 12.01 Acres

NONE, Rural Willow Creek No. 26, M.D. of,
Alberta

Set on 12 scenic acres in the heart of Alberta's ranching country, this exceptional property offers the perfect blend of rural tranquility and modern comfort. With sweeping views of rolling hills and the distant Rocky Mountains, it provides a peaceful retreat just a short drive from Staveland. Conveniently located about 1.5 hours from both Calgary and Lethbridge, it combines serene country living with easy access to city amenities.

Originally built in the early 1900s with a 1960s addition, the renovated farmhouse exudes timeless character. The home has been thoughtfully updated with a refreshed kitchen, flooring, mostly newer windows, and fresh exterior paint—seamlessly blending vintage charm with modern convenience.

The main floor features a cozy primary suite, a bright kitchen and dining area, an inviting living room with a wood-burning stove, a 4-piece bathroom, mudroom/porch, and main floor laundry. Upstairs are two additional bedrooms, while the fully finished lower level includes a spacious recreation room, a quiet office, a fourth bedroom, and a cold storage room.

The landscaped yard showcases mature trees, vibrant perennial gardens, and two patios



perfect for outdoor entertaining or peaceful relaxation. A treed shelterbelt surrounds the home, providing a natural windbreak, added privacy, and year-round beauty. A dedicated greenhouse offers ample space for gardening enthusiasts to grow vegetables, herbs, or flowers year-round.

In June, a new water well was drilled, adding reliability and long-term value. The property also benefits from a registered easement on title for a pipeline from a neighboring gravity-fed spring water system, supplying fresh water to the home, gardens, lawns, and livestock pens—an exceptional asset for sustainable rural living.

Nestled among the trees is a charming 11x24 rustic log cabin, complete with electrical service, a metal roof, and a wood stove. Whether used as a guest suite, creative studio, workshop, or private retreat, this versatile space adds both charm and function.

Equestrian enthusiasts will appreciate the 60x71 ft indoor riding arena with skylights and a roping pen. The arena can also be converted into a Quonset for additional enclosed storage if desired. Fenced corrals suitable for horses or other livestock accompany the property, along with two storage sheds, a workshop/clubhouse, and a large open pole shelter—ideal for firewood cutting, parking vehicles, or storing farm and ranch equipment.

Ideal for horse lovers, hobby farmers, or anyone seeking peace and beauty in country living, this property combines quality infrastructure, thoughtful upgrades, and a stunning natural setting. It's a rare opportunity to own a truly special piece of Alberta.

Built in 1907

Essential Information

MLS® #	A2260791
Price	\$975,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,281
Acres	12.01
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	290113 Flying E Road
Subdivision	NONE
City	Rural Willow Creek No. 26, M.D. of
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1Z0

Amenities

Parking	Gravel Driveway, Stall, Drive Through
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Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle, Metal
Construction	Wood Frame
Foundation	Poured Concrete, Block

Additional Information

Date Listed	October 12th, 2025
Days on Market	33
Zoning	RG

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (CLARESHOLM)
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