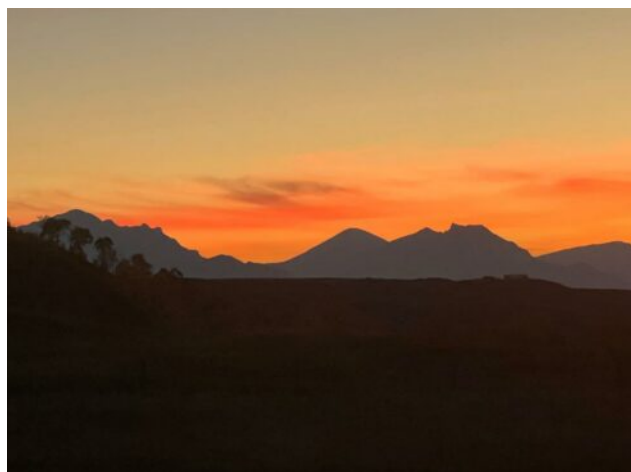


On RR 290
Twin Butte, Alberta

MLS # A2224095



\$995,000

Division:	NONE		
Cur. Use:	-		
Style:	Cottage/Cabin		
Size:	1,274 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	-		
Lot Size:	34.00 Acres		
Lot Feat:	Waterfront, Wooded		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	-
Basement:	-	LLD:	17-4-28-W4
Exterior:	-	Zoning:	R
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

Waterton Dam Recreational Property on Drywood Creek A Rare and Highly Exclusive Opportunity This stunning 34-acre +/- recreational property offers a rare chance to own a unique piece of paradise along the picturesque Drywood Creek. Located just west of where the creek flows into the Waterton Reservoir, the property provides not only direct creek access but also a quick paddle or boat ride to the reservoir—ideal for anyone who enjoys water-based activities. The land boasts a variety of natural features that make it perfect for a wide range of recreational uses. Numerous trails lead down to the lower bench along the creek, offering ideal spots for camping, horseback riding, fishing, and countless other outdoor adventures. The property is home to a variety of wildlife, is fully fenced, and includes a year-round spring with crystal-clear water. The upper bench showcases a beautifully crafted log cabin built by local legend Jim Proudfoot, renowned for his meticulous craftsmanship and attention to detail. This three-season off grid cabin features a solar system with batteries, propane, and a backup generator. A septic tank and field are already installed, and the property includes a well with an abundant supply of fresh water. Inside the cabin, you’ll find two main-floor bedrooms, a full bathroom, a cozy wood-burning fireplace, and a charming upper loft. The full basement is unfinished but includes a roughed-in bathroom and laundry area, offering potential for additional living space. With minimal effort, this three-season retreat could be converted into a year-round home. The current owners have poured their heart and soul into creating this peaceful getaway—and now, it could be yours.