



GRASSROOTS
REALTY GROUP

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4142 Township Road 290
Rural Mountain View County, Alberta

MLS # A2228894



\$839,995

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,553 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	None, Off Street		
Lot Size:	5.16 Acres		
Lot Feat:	Private		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	2-29-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NONE

East of the Rockies and west of the rest! Sitting on just over 5 peaceful acres, this beautifully maintained property offers breathtaking views of the Rocky Mountains—right from your living room. Once part of the historic Virginia Ranch, this home is full of charm and comfort. Inside, you’ll find a spacious open kitchen, large dining area, and a cozy living room with mountain-facing windows and a wood-burning stove to keep things warm and inviting. The main floor also features 3 bedrooms, 2 full bathrooms, and a convenient laundry area in the foyer. The basement offers 9-foot ceilings, in-floor heating, plumbing rough-ins, and is ready for your personal touch. Updates include newer shingles, siding, hot water tank, pressure tank, countertops, oak cabinets, trim and light fixtures. Located just off Township Road 290 and Hwy 22, you’re only 15 minutes from Cochrane and 30 minutes from Calgary. You’re also close to Madden and the Water Valley Golf Course, making this an ideal blend of quiet country living and quick access to town. If you’ve been dreaming of space, views, and a slower pace—this one’s worth a look!