



GRASSROOTS
REALTY GROUP

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291131 Range Road 13
Rural Rocky View County, Alberta

MLS # A2229763



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,557 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	2.04 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	A-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: NA

Here is the Mountain View and Country life style you've been searching for! This 2 storey 1555/ft home has so much to offer. Situated just off the pavement with an incredible view of the mountains spanning for miles in all directions. Acreage is conveniently located only 5 minutes west of Crossfield on the 292 or be on number 2 highway in the same amount of time. Home features 3 bedrooms up, bonus room, 2 bathrooms, a large living room with gas fireplace, separate dining room, and a cute country kitchen. The basement is unfinished and awaits your ideas but makes great for storage as is. The home sits in the middle of the 2.03 acres with perimeter fence, low maintenance landscaping and tons of mature trees and bushes. A highlight of the property is the SHOP measuring in at 47x31 for tons of indoor vehicle storage or workshop opportunities. Shop has 220 power, is high ceiling, concrete floor, and has 2 over-sized garage doors to drive in your RV or Semi truck. This property is the perfect starter acreage for the young family looking to escape the busy urban lifestyle!