



**GRASSROOTS**  
REALTY GROUP

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**22047 RANGE RD 281**  
**Mountain View, Alberta**

**MLS # A2231518**



**\$520,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,457 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	5.04 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views		

<b>Heating:</b>	Combination, In Floor, Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Agriculture AG
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer, dryer, existing window coverings, garage door opener and 3 remotes.

5 Acres with a 2009 BUNGALOW home at the gateway to Southern Alberta Recreation Areas Are you tired of booking camp sites and winterizing your RV? Are you tired of sharing space with other summer campers? Are you looking for your OWN year round escape close to Payne Lake, Waterton Lakes National Park and all the recreation spots in southern Alberta? OR are you ready for your own year round home to run a small business or raise your family? This is the location and freedom you have craved. IYKYK. If you have been coming to Payne Lake and wanted a piece of heaven of your own then this is the opportunity and time to claim your spot in nature. This property epitomizes "where the prairies meet the mountains". Prairie views, mountain views, wildlife viewing, sunsets, and privacy but still easy access to highway and only a few minutes to Mountain View. This 5 acre property with a meticulously kept and cozy bungalow is your canvas for the life you want to curate. Currently the bungalow is one bedroom with an immaculate flex space adjacent to the garage that was a dog sitting/grooming business. This extra portion is heated and has its own entrance with an office alcove. This space could be configured to be extra living space or bedrooms ,a business space or workshop. It is easy to see the potential when you view this adorable and functional home. The counters are Corian and the floors are tile. There is a wall mounted gas fireplace to add to the ambiance as you look out the windows. The 5 acres would allow family gathering and RV parking and outdoor living. There is an irrigation canal on the edge of the property. Take the time to walk the property and feel the peace and energy of this great property.