



GRASSROOTS
REALTY GROUP

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11, 30012 Range Road 15 Range
Rural Mountain View County, Alberta

MLS # A2232016



\$1,499,900

| | | | |
|-----------|---------------------------------------|--------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 3 Level Split, Acreage with Residence | | |
| Size: | 2,736 sq.ft. | Age: | 2016 (9 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 1.85 Acres | | |
| Lot Feat: | Cul-De-Sac, Fruit Trees/Shrub(s) | | |

| | | | |
|-------------|------------------------------------------------------------------------------------------------------------------|------------|--------------|
| Heating: | In Floor, Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | Septic Field |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Cement Fiber Board, ICFs (Insulated Concrete Forms) | Zoning: | R3 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home | | |

Inclusions: Basement kitchen cabinets

Its here. Welcome to your dream home in the country! This beautifully crafted 5-bedroom, 3-bathroom estate offers over 2,736 sq ft of refined living space, nestled on 1.85 acres of picturesque land just minutes from Carstairs. Built with quality and efficiency in mind, this ICF (Insulated Concrete Form) home from top to bottom ensures year-round comfort and durability. Inside, you'll find granite countertops throughout, abundant natural light, and panoramic views that make every window a feature. Entertain or relax with amenities that truly set this property apart – enjoy your private pickleball court, hone in on your short game on the putting green, or simply unwind on the expansive patio. The walkout basement offers incredible opportunity: finish it as a guest retreat, home gym, media room, or the ultimate hangout, the possibilities are endless. Additional highlights include: Triple car in-floor heated garage, Endless storage throughout, Bright open-concept layout ideal for families or entertaining, Peaceful country living with quick access to town amenities. This rare property perfectly balances space, style, and lifestyle. Don't miss the opportunity to own one of the area's most unique and feature-packed acreages. Now Please start that car & book your private showing today – your acreage lifestyle awaits!