



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

32328 Range Road 42
Rural Mountain View County, Alberta

MLS # A2235881



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	2,981 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	8.20 Acres		
Lot Feat:	Back Yard, Corners Marked, Front Yard, Landscaped, Lawn, Level, Many Tre		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	22-32-4-W5
Exterior:	Stucco, Wood Frame	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home		

Inclusions: Fridge x 2, Stove x 2, Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, All Curtain Rods

Escape the ordinary & embrace the lifestyle you've been dreaming of on this stunning 8.2-acre property in the heart of Mountain View County. With nearly 3,000 sq ft of developed living space, multiple living areas, & outbuildings. This property offers the perfect blend of country comfort & stylish adaptability. The 2 $\frac{1}{2}$ -story home is filled with natural light & warmth, featuring spacious gathering areas designed for connection & comfort. The main living room, with its cozy wood-burning stove, is ideal for family nights or entertaining friends. A formal dining area flows easily into the large, well-equipped kitchen, complete with beautiful solid oak cabinetry, ample counter space, & a brick-accented stove alcove that adds rustic character. A second full kitchen opens the door to endless possibilities- perfect for guests! With two primary suites, two additional bedrooms, & a third-floor loft (ideal for a studio, office, or guest space), this home adapts beautifully to any lifestyle. Enjoy your morning coffee or evening wine from the west-facing balcony with breathtaking views of open fields & mountain sunsets, then unwind in your private sauna for the ultimate relaxation. Outside, the property shines. A massive 35' x 48' Quonset doubles as a workshop, garage, & barn, complete with a tack room and 748 sq ft mezzanine for added storage or workspace. The land is fully fenced & cross-fenced, with paddocks & a stock waterer already set up-ready for horses, livestock, or your country lifestyle dreams. Whether you're looking for space for your family, room for your business or hobbies, or a peaceful retreat just minutes from town, this property has it all. Move in. Stretch out. Live the acreage life you deserve. "Home Is Where Your Story Begins"

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.