



**GRASSROOTS**  
REALTY GROUP

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**32328 Range Road 42**  
**Rural Mountain View County, Alberta**

**MLS # A2235881**



**\$824,900**

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

|                    |   |                   |                           |
|--------------------|---|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Laminate  | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Metal   | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Unfinished  | <b>LLD:</b>       | 22-32-4-W5                |
| <b>Exterior:</b>   | Stucco, Wood Frame  | <b>Zoning:</b>    | A Agricultural District   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | 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

Gone With The Wind... and Straight Into Your Heart in Harmattan! Step back in time & embrace the grandeur of a bygone era in this stately 2<sup>1</sup>/<sub>2</sub>-story character home, built in the year 1912, when craftsmanship was an art & homes were built to stand for generations. With nearly 3,000 sq ft of developed living space, this enchanting estate echoes the elegance & soul of the Old South—reimagined for modern, multi-functional living. As you walk through the doors, imagine the swish of hoop skirts & the soft hum of piano keys playing in the distance. The main floor's grand living room, complete with a wood-burning stove, invites you to gather, to lounge, to live fully—with space enough for the most sumptuous furniture arrangements. A spacious formal dining room, ideal for hosting lavish family dinners, is adorned with built-in cabinets reminiscent of fine sideboards, echoing timeless hospitality. The MAIN KITCHEN is a culinary dream from another age—crafted with wall-to-wall solid oak cabinetry, expansive counters, & a brick-faced stove alcove that feels like it came straight from Tara itself. Just steps away, the SECOND FULL KITCHEN offers self-contained space ideal for extended family or guests—each with privacy & independence, yet united under one roof. With TWO primary bedrooms, TWO additional bedrooms, and a third-floor loft that can serve as a fifth bedroom—or perhaps a writer's retreat, a quiet library, or a whimsical nursery—there is no end to the possibilities. Nestled off to the side in the loft is a charming sauna room, & from the west-facing upper balcony, you'll gaze out toward the mountains & sunsets that seem torn from a painted canvas. Each room is bathed in natural sunlight through large windows on every floor, as if the home itself were welcoming you to stay a

little longer, to breathe deeply, & to dream more freely. Beyond the home, on 8.2 acres of peaceful countryside, the charm continues. A wrap-around deck offers views of open fields, trees rustling in the breeze, & the occasional deer or moose wandering past. The 35'7" x 48'4" Quonset is a marvel in itself—part garage, part workshop, part stable, part tack room, and even features a 748 sq ft mezzanine for extra storage or creative space. The property is fully fenced & cross-fenced, with a stock waterer in place—ready for your horses, livestock, or dreams of country life. This is not merely a home; it is a legacy. A place where stories begin, where laughter echoes through the halls, & where generations can build a future as rich as its past. "Home Is Where Your Story Begins!"