



GRASSROOTS
REALTY GROUP

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30028 Range Road 41
Rural Mountain View County, Alberta

MLS # A2238097



\$1,098,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,428 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	12.60 Acres		
Lot Feat:	Landscaped, Pasture, Treed, Wooded		

Heating:	Forced Air	Water:	Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	2-30-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions: harrows, feeder, gates, above ground pool, metal tent storage frame, electric fireplace in box in basement, dog kennel in garage, replacement appliance handles

Discover the perfect blend of country charm and modern convenience with this meticulously maintained property featuring a stunning bungalow, ideally situated on almost 13 acres of pristine land bordering a scenic ravine and only minutes from the charming community of Cremona. This exceptional property offers privacy, functionality, and space for both peaceful living and future potential. Step into the bright and welcoming home, where you'll enjoy a huge kitchen with upgraded Frigidaire Gallery appliances, an abundance of counter space and cabinets, a spacious open-concept layout, and plenty of natural light throughout. Designed for comfortable year-round living, you'll enjoy the gorgeous wood burning fireplace in the main living area, complete with a guillotine-style front screen and tile surround, as well as a sleek electric fireplace in the primary bedroom. The primary also features a stunning ensuite with custom tub and tile shower in a contemporary design for those who appreciate classic style. The second bedroom has a cheater access to the main bathroom, making it perfect for guests to have their own space. The main floor laundry is accessed through a custom split door to make it a great space for pets, plus it has its own sink and garage access. The back door entry is kept neat and tidy with the help of the built-in bench and hangers and the heated attached garage is oversized enough to include a removable dog kennel with outdoor access straight to the fenced back yard through a built in doggie door — perfect for pet lovers. Fenced front and back yards will keep pets and children safe while offering peace of mind while they play. The lower level features high ceilings and is ready for your design ideas. An existing sink and toilet make development a breeze for this space. Outside, the possibilities are endless with a second approach already

in place—ideal for a future shop or additional access to the property. Two wells provide abundant water for both the home and livestock while the hydrant, shelters and four pastures make this an excellent setup for horses, cattle, or hobby farming. A 16x10 storage shed on skids is perfect for a playhouse, tack room or feed room, whatever you envision for your family's needs. There's also an above ground pool (needs assembly) included with the property. A beautiful walking path graces the property along the east border, offering quiet moments to enjoy the natural surroundings. This property is perfect for those seeking room to breathe, grow, and enjoy country life without sacrificing convenience. Whether you dream of a small farm, a private retreat, or a place to build your legacy, this acreage delivers space, comfort, and potential in equal measure. Opportunities like this don't come often—book your private tour today and experience acreage living at its finest.