



**GRASSROOTS**  
REALTY GROUP

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31275 Range Road 13  
Rural Mountain View County, Alberta

MLS # A2239204



**\$949,000**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Low Maintenance Landscape, Pasture		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Cork, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Vinyl Windows		

**Inclusions:** Main Floor: Fridge, Electric Stove, Dishwasher, Hood-Fan | Basement: Fridge, Cooktop, Wall Oven, Washer, Dryer (includes pedestals), Window Coverings, Garage Control & Remote, Pool Table & Accessories, Hot Tub, Electric Fireplace (Basement), Woodstove (Main Floor), 5 Sheds, Animal Shelter, Pergola (West Deck), Sea Can (South Side of Shop)

This property boasts a prime, high-visibility location with easy access to major routes, just 3 km west of the QE2 at DIDSBURY. Set on an expansive 4-ACRE PROPERTY, you'll find 5 STORAGE SHEDS and a FENCED PASTURE equipped with an animal shelter, and heated water for livestock. This renovated home offers 2,300 +/- sq ft of interior space and features an OPEN CONCEPT LAYOUT with a bright & unique kitchen with an eat up bar, good sized living & dining rooms + big windows throughout offering tons of natural light and views all the way around the property. 2 bedrooms + 2 bathrooms up and another bedroom + den and bathroom down. This home also offers a Summer kitchen for added convenience. Enjoy the MAIN FLOOR LAUNDRY, a cozy wood-burning stove, as well as 2 DECKS for outdoor relaxation & shade under the pergola. Hot tub included for your added enjoyment! The basement has a games/hobby area and IN FLOOR HEAT with newer windows & updates throughout. The insulated 60x35 SHOP is equipped with 220V single-phase power. IN-FLOOR & RADIANT HEATING ensuring year-round comfort with an attached 40 ft wired sea can featuring a developed reception & storage areas. This unique property has had an Auto Body business operated on the property in the shop (business package is available for purchase to the acreage buyer directly from the Seller). Don't miss your chance to schedule a viewing today and embark on your journey toward a fulfilling new acreage lifestyle!