



GRASSROOTS
REALTY GROUP

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20, 29267 Rge Rd 34
Rural Mountain View County, Alberta

MLS # A2242785



\$2,250,000

Division:	NONE		
Cur. Use:	Agricultural, Pasture, Row Crops		
Style:	Bungalow		
Size:	1,720 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	139.00 Acres		
Lot Feat:	Farm, Gentle Sloping, Greenbelt, Landscaped, Lawn, Near Golf Course, Past		

Heating:	Boiler, In Floor, Mid Efficiency, Overhead Heater(s), Fireplace(s), Forced Air, Natural Gas, Propane, Well	Water:	Private, Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Private Sewer, Septic Field, Septic Tank
Roof:	Metal	Near Town:	Madden
Basement:	Finished, Full	LLD:	16-29-3-W5
Exterior:	Cedar, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Natural Gas,
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Suspended Ceiling, Vaulted Ceiling(s), Wood Windows		
Major Use:	Barley, Canola		

OH, WOW! Gorgeous country home on 139 acres+/- . Located within the County of Mountain View just NW of Madden! The home is a beautiful Bungalow with wrap around veranda, wavy cedar siding and metal roof. The open designed home is approx. 1700 sf on the main floor with 2 bedrooms, 2 - 3pce baths, vaulted ceilings finished in clear T&G cedar. The kitchen features maple cabinets with a large center island w/ new 5 burner gas cooktop - 2025. The built-in dishwasher was replaced in 2012, a new built-in oven - in 2025 & the fridge was replaced in 2015. You'll love the N/G fireplace finished in stone with a large mantle and hearth. Patio doors off the dining room to the veranda. Enjoy your tea or coffee in the shaded morning sun. The basement is developed w/ 2 bedrooms, large family room with room for pool table, ping pong or exercise equipment. A 3 pce bath is convenient for teens or guests. A large utility room comprises of a mid-efficient F/A furnace, a boiler for the in-floor heat and all the typical things you'll find in your utility room! The yard is big and beautiful! There's room for family gatherings and a game of touch football! Dad and the boys will go crazy for the heated shop with hoist, compressor, metal lathe, paint shaker and more! The big shop is 40x64x16, completely finished and heated. This is a great place for a game of hoops, pickle ball, other sports or perfect place for the boat and/or RV! The land is fairly open, with gentle slopes that provide excellent crops. There is approx. 15 acres w/ dugout and moderately treed, great pasture for any stock!