



**GRASSROOTS**  
REALTY GROUP

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

27138 Highway 27 Highway  
Rural Mountain View County, Alberta

MLS # A2244236



**\$1,099,000**

|           |  |        |                  |
|-----------|--|--------|------------------|
| Division: | NONE   |        |                  |
| Type:     | Residential/House  |        |                  |
| Style:    | 2 Storey, Acreage with Residence                         |        |                  |
| Size:     | 2,522 sq.ft.   | Age:   | 2020 (5 yrs old) |
| Beds:     | 5  | Baths: | 3 full / 1 half  |
| Garage:   | Double Garage Attached, Other                            |        |                  |
| Lot Size: | 50.14 Acres  |        |                  |
| Lot Feat: | Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Treed |        |                  |

|             |                          |            |                              |
|-------------|--------------------------|------------|------------------------------|
| Heating:    | Forced Air, Natural Gas  | Water:     | Well                         |
| Floors:     | Carpet, Laminate         | Sewer:     | Holding Tank, Open Discharge |
| Roof:       | Asphalt Shingle          | Condo Fee: | -                            |
| Basement:   | Full, Unfinished         | LLD:       | 2-33-27-W4                   |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | AG                           |
| Foundation: | Poured Concrete          | Utilities: | -                            |
| Features:   | See Remarks              |            |                              |

**Inclusions:** shed, chicken house

This beautiful 2,500 sq. ft. two-storey home, built in 2020, is located on a sprawling 50.14-acre parcel just East of Olds on Highway 27. As you enter, you're welcomed by an open concept layout with 9-foot ceilings. The living room features a cozy gas fireplace, perfect for those chilly evenings. The kitchen boasts ample cabinetry, a large walk through pantry, a movable island, and access to an East facing deck showcasing gorgeous views of the ravine. The main floor also includes a mudroom with laundry, a 2 pce bathroom, large bedroom with 4 pce ensuite with walk in closet (could be used as a main floor master) and access to a large attached garage (24x31). Upstairs, you'll find a spacious family room, ideal for kids or a secondary living area, along with four bedrooms. The master bedroom offers a spa like ensuite with a separate tub and shower. The upstairs is completed with a 4 pce main bathroom. The home includes a total of five bedrooms and 3.5 bathrooms, providing plenty of space for family and guests. The full, unfinished basement is framed and ready for your personal touch, with a roughed in bathroom and utility room featuring an oversized hot water tank and water softener. Outside, enjoy the tranquility of a garden area, fruit trees, raspberries and a natural treed area in the coulee, making this home very private. The property currently has 19 +/- cultivated acres producing and recent addition of a 16 x 24 Garage on skids. You don't want to miss calling this property your own!! Book your showing today!!