



**GRASSROOTS**  
REALTY GROUP

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

**34066 Range Road 45**  
**Rural Mountain View County, Alberta**

**MLS # A2246965**



**\$2,099,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	Agricultural, Cattle, Farm, Grazing, Horses		
<b>Style:</b>	Bungalow		
<b>Size:</b>	0 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	160.00 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	Well
<b>Floors:</b>	-	<b>Sewer:</b>	Open Discharge, Septic Field
<b>Roof:</b>	Metal	<b>Near Town:</b>	Sundre
<b>Basement:</b>	-	<b>LLD:</b>	6-34-4-W5
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Propane
<b>Features:</b>	-		

**Major Use:** Calf, Cow, Hay, Mixed, Pasture

If you've always dreamed of the perfect farm setting, there's no need to look any farther than right here! This farm comes complete with a well thought out farm yard starting with two homes (2511 & 1231 sq ft), a 40x60 shop, a 40x80 quonset that can double as a riding area for training, 2 wells, really cool hip roof barn and corrals with shelters for your critters. With 102 acres of pasture(30 pairs +/-) and 41 acres in hay, this is the perfect starting package for the would be farmer. Located 15 minutes NE of Sundre on a dead end road, close to the Big Red Deer river, the setting is not only peaceful, it's a handy distance to Sundre, Olds, Red Deer or Calgary. If you're into golf, Forest Heights Golf Course is 1/2 a mile up the road. AND.....2 major bonuses? The incredible Rocky Mountain view and \$16,000+ in revenue!! Well set up and well cared for farmsteads on full, uncut, quarters are a rarity today and the opportunities are endless with this beauty. Call your favorite REALTOR today and come have a look at this gem before it's gone!