



**GRASSROOTS**  
REALTY GROUP

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30032 Range Road 270  
Rural Mountain View County, Alberta

MLS # A2253830



**\$1,299,000**

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,477 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Quad or More Detached, RV Access/Parking		
Lot Size:	120.00 Acres		
Lot Feat:	Farm, Few Trees, Low Maintenance Landscape, Private		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-30-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator (to be replaced by possession with new SS fridge), Barn Cameras, 2 Sheds, 5 Horse Shelters

Incredible opportunity to own 120 ACRES of native pasture just 25 km east of CARSTAIRS! This beautiful property features a 1,500 sq ft modular home with 2 bedrooms (was 3 bedrooms + a Den, converted into 2 bedrooms so could have 4 bedrooms), 2 full bathrooms, drywall interior, and brand-new appliances (2024) & an OPEN CONCEPT LAYOUT. The home has been well maintained & could be Perfect for multi-generational living or future development of a 2nd/new home. Equestrian-ready with a 4-year-old- 8-stall barn (3 double, 2 single stalls) and foaling cameras. Includes a heated 36' x 30' WORKSHOP/GARAGE, 5 fenced paddocks (4 with shelters), 2 auto waterers, 96' x 160' outdoor riding arena (convertible into 4 paddocks), and a 96' long shelter. There's even a full 1-mile dirt track for training or riding. The land is serviced by a strong well, new pressure tank (2023), and a deep SPRING-FED DUGOUT & a great MATURE TREE ROW surrounding the yard site. Conveniently located approx. 1 hour to Calgary or Red Deer. This is a turn-key rural property you've been waiting for!