



GRASSROOTS
REALTY GROUP

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34077 Range Road 40
Rural Mountain View County, Alberta

MLS # A2254288



\$665,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,188 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Additional Parking, Aggregate, Double Garage Detached, Driveway, Garage P		
Lot Size:	1.50 Acres		
Lot Feat:	Back Yard, Brush, Front Yard, Fruit Trees/Shrub(s), Level, Low Maintenance		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	6-34-3-W5
Exterior:	Cedar, Wood Siding	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Wood Counters		

Inclusions: Hot Tub, Pergola, Chicken Coop, Greenhouse

Welcome to your cozy 1.5 acre hideaway nestled just off the paved road near the Eagle Hill Store. This charming two-bedroom cabin offers a private, tree-enclosed setting that feels like your own woodland escape. On the main floor, you'll find a warm and welcoming living area with a wood stove, Birch engineered hardwood flooring, and tasteful tile accents. The kitchen is efficiently laid out and connects to a four-piece bathroom, a comfortable bedroom, and a conveniently located laundry and storage space. Head upstairs to the loft, which serves as a master bedroom complete with its own convenient two-piece bathroom. Outside, enjoy both a front and back patio, offering lovely spots to relax or entertain. The yard has ample space for parking an RV or boat and even includes a small greenhouse for those with a green thumb. Up the hill on the same property, there's a 24'x24' detached two-car garage and a 40'x20' shop. Inside the shop, you'll find a one-bedroom legal suite that includes a kitchen, living area, and a bathroom on the main floor, and a living area plus bedroom upstairs. The rest of the shop is perfect for storage or workshop use. Don't miss your opportunity to own this woodland escape!