



GRASSROOTS
REALTY GROUP

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28278 Highway 581
Rural Mountain View County, Alberta

MLS # A2256435



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,601 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, C		
Lot Size:	10.13 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cleared, Corner Lot, Dog f		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Private, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	15-30-28-W4
Exterior:	Silent Floor Joists, Vinyl Siding	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, window coverings, ceiling Fan, Garage door opener, reverse Osmosis		

10.13 acres east of Carstairs along Hwy 581 — all on pavement with quick access to town and the QE2. This property is set up for hobby farming, livestock, or simply enjoying a private acreage lifestyle. From the moment you enter through the custom log gate and tree-lined driveway, you'll appreciate the mature poplar and spruce, sprawling lawns, garden areas, paddocks, and secure pens with automatic waterers. The land, barn, and outbuildings truly make this property stand out. Outbuildings include: a 30'x32'; heated oversized double garage, a 24'x26'; garage, a 36'x60'; heated barn with 3 box stalls, tack room, feed storage and tie-up space, a 40'x80'; Quonset / shop with power, 2 ft. pony wall and dirt floor, plus an open-faced livestock shelter in the pasture. Whether you have horses, animals, equipment, or hobbies — there is room for it all. The bungalow, built in 2005, adds even more value. Offering approx. 1,600 sq.ft. on the main floor, the home features an open-concept kitchen/dining/living area filled with natural light. The kitchen is thoughtfully laid out with an eating bar and ample counter/cabinet space. The spacious primary suite includes a walk-in closet and ensuite with jetted tub. Two additional bedrooms, 2.5 baths, and main floor laundry with sink complete the main level. Since purchasing, the current owners have framed and drywalled the full basement, giving you flexibility to finish to your own needs. It's roughed-in for in-floor heating and already includes space for additional bedrooms, a large family/rec area, cold room, and utility room. Outdoor living is also a highlight here, with an east-facing front deck perfect for morning coffee and a massive west-facing back deck (41'x12') for relaxing and entertaining. The property also features three water

wells and a \$10,000 water purification system for peace of mind. What truly sets this acreage apart are the incredible outbuildings and land setup. This is a turnkey opportunity for acreage buyers looking for privacy, functionality, and space to grow. Just 10 km east of Carstairs and only 45 minutes to Calgary.