



**GRASSROOTS**  
REALTY GROUP

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**33257 10 Range Road**  
**Rural Mountain View County, Alberta**

**MLS # A2256614**



**\$1,225,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,584 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Gravel Driveway		
<b>Lot Size:</b>	43.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cleared, Farm, Front Yard, Garden, Lawn, Native Plants, Pasture,		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Holding Tank, Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed	<b>Zoning:</b>	ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas, Water Connected
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Steam Room, Sump Pump(s), Vinyl Windows		

**Inclusions:** Wooden sheds,

Welcome to this stunning 43-acre acreage that offers the perfect combination of luxury, functionality, and endless possibilities! The main house is thoughtfully designed for family living, featuring an open-concept kitchen and living room. The kitchen is a chef's dream with a large island, double ovens, a gas cook stove, and quartz countertops – ideal for cooking and entertaining. With a total of four bedrooms, the home provides ample space for a growing family. The primary suite is a true retreat, complete with a massive 5-piece ensuite including a steam shower, a cozy lounging area with a fireplace. Attached to the home is a heated two-car garage, offering comfort and convenience year-round. Adding to the property's appeal is a large two-story heated shop, designed for both work and lifestyle flexibility. The shop features two bays, its own 100-amp service, and is perfect for the handyman or hobbyist who dabbles in the trades. On the second level, you'll find a fully developed additional living quarters, including three bedrooms and a spacious living room – ideal for extended family, guests, or rental opportunities. For those wanting to embrace country living, the acreage also includes a large garden, pig pen, and chicken coop, making it perfect for raising your own food and enjoying a more self-sufficient lifestyle. With 43 acres of land, there's ample room for horses, cattle, or other livestock, along with plenty of space to expand and customize the property to fit your vision. Set in a peaceful country environment yet close to town, this acreage is perfect for those seeking space, freedom, and versatility. Don't miss this rare opportunity to own a property that truly has it all – from luxurious living spaces to functional workshops and homesteading potential. Contact us today to schedule your private showing!

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