



GRASSROOTS
REALTY GROUP

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32102 Range Road 42
Rural Mountain View County, Alberta

MLS # A2257956



\$640,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,363 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	6.72 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours B		

Heating:	Forced Air, Propane, Wood Stove	Water:	Well
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	10-32-4-W5
Exterior:	Vinyl Siding	Zoning:	R-F (Residential Farmstea
Foundation:	See Remarks	Utilities:	Electricity Connected, Propane
Features:	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions: N/A

This 6.72-acre property is an excellent opportunity for those looking to enter acreage living without sacrificing convenience. The home offers over 1,300 sq. ft. of functional living space and has recently seen many updates, including fresh landscaping, new vinyl flooring, new appliances, fresh paint, and treated decks. The layout includes a bright east-facing living room with a wood-burning stove, an open kitchen and dining area with room for a large table or future island, three bedrooms, a full 4-piece bathroom, and a dedicated laundry room. Outdoor living is well designed with two east-facing front decks to enjoy the morning sun and a large west-facing rear deck to take in mountain views and sunsets. The land is fenced and ready for animals, with a stock waterer, hydrant, pens, and shelters already set up (metal panels excluded). Outbuildings include a wired bunkhouse/cabin with loft, multiple chicken coups, woodshed, and a barn with stalls and tack storage. Additional upgrades provide peace of mind, including a newer metal roof, upgraded plumbing and electrical, and updated well and septic systems. Located just 15 minutes to Sundre, 20 minutes to Olds or Didsbury, and 45 minutes to Cochrane, this property offers the perfect balance of country living and access to amenities. This home comes with a pre-listing home inspection available with a successful offer.