



**27403 Township Road 292  
Rural Mountain View County, Alberta**

**MLS # A2260081**

**\$1,199,900**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	3,237 sq.ft.	<b>Age:</b> 1974 (52 yrs old)
<b>Beds:</b>	7	<b>Baths:</b> 4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Drive Through, Oversize	
<b>Lot Size:</b>	5.56 Acres	
<b>Lot Feat:</b>	Garden, Landscaped, Private, Treed	

<b>Heating:</b>	Baseboard, Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-29-27-W4
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	A AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Bookcases, Built-in Features, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	2nd Fridge in basement		

Tucked away among mature trees, this beautifully maintained acreage offers the perfect blend of privacy, space & convenience, just 37 mins to Calgary Airport, 26 mins to Airdrie, under 50 mins to downtown Calgary & 17 mins to Crossfield. This sprawling bungalow on 5.56 acres has over 6,300 sq ft of living space (3,237 sq ft up + 3,126 sq ft down), making it an incredible opportunity for large families or multi-generational living, with solid bones & endless potential to personalize. Inside you'll find 5 bedrooms up (one can be an office or flex space) & 2 down, 3.5 bathrooms up & 1 full bath down, vaulted wood ceilings throughout the main level, a large kitchen overlooking the breakfast nook, a massive family room with stone faced wood burning fireplace, & patio doors leading to a private concrete patio, a bright living room also with stone faced wood burning fireplace & formal dining area, & a main-floor laundry room with sink & cabinetry for convenience off the back entry & garage. The fully finished basement is designed for entertaining & flexible living, featuring a huge rec/family room with another stone wood-burning fireplace & adjacent wet bar, 2 bedrooms, full bathroom, cold room, kitchenette, additional living/games room, flex space & a large storage area, plus stairs to access to the garage directly. Outside, the property impresses with a 72x40 heated, insulated Quonset with concrete floor, a 40x30 detached garage & a 24x24 attached garage, along with a huge garden area perfect for growing your own food & room for animals or recreation. Additional highlights include newer shingles & 2 zoned boilers with thermostats throughout the home for efficient comfort. This acreage is the perfect place to raise a family, create your dream hobby farm, or simply enjoy the serenity of country living with quick access to nearby communities & city amenities.