



GRASSROOTS
REALTY GROUP

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10 & 20, 30061 Range Road 23
Rural Mountain View County, Alberta

MLS # A2260171



\$1,699,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,362 sq.ft.	Age:	1923 (102 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Gated, Oversized, Quad or More Detached, RV Access/Parking, See Remarks		
Lot Size:	13.10 Acres		
Lot Feat:	Garden, Many Trees, See Remarks, Subdivided		

Heating:	Boiler, In Floor	Water:	Cistern, Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	3-30-2-W5
Exterior:	Stucco	Zoning:	R-F
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Storage, Vinyl Windows		

Inclusions: Decorative Truck & Mailbox (at entry) & Decorative Tractor (in front of store), all outbuildings & greenhouses (except noted exclusions) | Main House: Washer/Dryer Pedestals, Outdoor playset, Shop Controls & Opener, Gate Opener | Store: Fridge, Freezer & Walk-in Cooler (behind store) | Mobile: Dishwasher, Microwave-Hood-Fan, Electric Stove, Fridge, Washer & Dryer | 3 Grain Bins, Cattle Chute & Auto Waterer | Commercial Kitchen: 4 Gas Ranges, 4 Hood Fans, 2 Dishwashers & A/C & A/C in Shed (beside shop) | Shop: Fridge/Freezer (as-is)

Check out this Homesteader's Dream with MOUNTAIN VIEWS! Discover the perfect blend of self-sufficiency, privacy, and opportunity on this one-of-a-kind rural property. The 2-Storey home built in the early 1920s was renovated in 2011 but maintains so much of its original character and charm. The kitchen stands out with his GRANITE COUNTERTOPS and upgraded stainless steel appliances including a GAS RANGE. The main floor offers a 3-piece bathroom, spacious living area with a WOOD BURNING FIREPLACE, and access to the large west-facing deck. A formal dining room makes hosting gatherings effortless. Plus the added convenience of a main floor bedroom and office provides flexibility to age in place. Upstairs is complete with a massive primary suite that extends the full width of the upper level with an East facing balcony. Enjoy easy mornings with coffee on the balcony while the sun rises! Or cozy up with a book and enjoy the mountain view out your window to the West. There is a second bedroom, 2-piece bathroom and a family/flex/hobby room to complete the upper floor. The basement houses a large rec room, 3-piece bathroom, and another flex/storage room with the laundry completing this level. The main home is surrounded by mature trees, creating a dreamy and private setting. Situated on a generous 13.1 acres with a mix of pasture, gardens and a natural shelterbelt with its mature trees. Key outbuildings offer a water source, electricity and heat. This property is fenced and cross-fencing. And, with its multiple outbuildings it provides the ideal setup for livestock, gardening, and seasonal food production. The land is well-suited and set up for vegetable & flower gardens with many raspberry bushes too. It includes a separate space with a COMMERCIAL KITCHEN and OFFICE with endless opportunity depending on your unique needs. It's been host to

many community breakfasts, and cooking classes in the past. The SECONDARY RESIDENCE is ideal for multi-generational living, guest accommodations, or rental income potential (subject to municipal approval) while enjoying the freedom of country living. The Mobile home has 3 bedrooms, 2 bathrooms, and a large deck with a private and treed yard. It was built in 1998 and offers 1,215 Sq Ft. There are 2 seasonal cabins with power, electric fireplaces located near a dome for covered casual gathering, an outdoor shower/wash stall, bathroom with compostable toilet, & shed with sink (aka the coffee station). Various outbuildings incl.: 60'x36' barn with box stalls & loft. Heated 40'x50' Shop. The Store, small green house, chicken coop, shed, guest cabin and large Greenhouses & Chicken quarters in the rear SE tarp shed. Enjoy the freedom to live off the land while still being within driving distance of town amenities. Located off pavement, meticulously maintained and gated! *GST Due Diligence Required*