



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

32276 Highway 2 A
Rural Mountain View County, Alberta

MLS # A2260599



\$935,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,599 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	19.57 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Other, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-32-1-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	1
Foundation:	Slab	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Open Floorplan		

Inclusions: Any items left in the outbuildings, garage, quonset

What an excellent set up for a Hobby Farm! (20 Acres +/-) Close to Olds but far enough away to have that "Living in the Country" feel. Heated Quonset with Loft (23.5'x32'), Heated, Oversized Double Garage (30'x26'), and other out buildings. Green Houses, Fruit Trees Galore. Harvest apples, pears, cherries, raspberries, haskane berries in the fall. Mountain Views. and plenty of room to run with mature trees. The ranch style bungalow has 2 bedrooms, 4 pce bath, Large Living Room and eat in Kitchen looking out onto the front porch area. The Heated Sunroom adds 4 seasons of living space. Outside, set up an area for the chickens to free run, add some livestock to the pasture and plant a garden! It's all here waiting for its new owners to call it HOME