



**32276 Highway 2 A  
Rural Mountain View County, Alberta**

**MLS # A2260599**



**\$935,000**

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

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