



GRASSROOTS
REALTY GROUP

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

4041 Township Road 303
Rural Mountain View County, Alberta

MLS # A2262305



\$549,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,130 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	2.50 Acres		
Lot Feat:	Back Yard, Gazebo, Many Trees, No Neighbours Behind, Private, Views		

Heating: Forced Air, Propane

Floors: Vinyl Plank

Roof: Metal

Basement: None

Exterior: Metal Siding

Foundation: Block

Features: Ceiling Fan(s), No Smoking Home, Skylight(s)

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 13-30-4-W5

Zoning: 12

Utilities: -

Inclusions: gazebo, tent shelter, play structure, trampoline, wardrobe in primary bedroom

Your dream of peaceful, scenic countryside living is wonderfully attainable with this lovely home, situated on 2.5 acres just 40 minutes from Calgary's North end! Also 23 minutes to Carstairs and just 7 to Cremona. Enjoy the beautiful views and the great outdoors on your own vast property! Inside the thoughtfully updated home, the open main living space feels bright and airy, with vaulted ceiling, skylight, and every window has a beautiful view! The kitchen is open to the dining space, with patio doors leading out to the deck that runs nearly the full length of the home! The living room has a cozy wood stove (cleaned including chimney, painted, recent WETT inspection). The primary bedroom is conveniently located by the laundry space, and features a spacious full en suite! On the other side of the main living area, a 2nd full bath serves the 2 secondary bedrooms. Updates by the current owners include: interior and exterior paint, all new flooring, baseboards, toilets, showerheads, and added insulation underneath. Updates noted by previous owner: hot water tank (2023), forced air furnace, 100 amp electrical panel, washer/dryer, new windows. The metal shed, chicken coop, gazebo, tent shelter, play structure, and trampoline are all included!