



GRASSROOTS
REALTY GROUP

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32026 35
Rural Mountain View County, Alberta

MLS # A2267024



\$829,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,032 sq.ft.	Age:	1914 (111 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, F		
Lot Size:	7.19 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-32-3-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Crown Molding, French Door, High Ceilings, Laminate Counters, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: NA

UNIQUE HERITAGE HOME LOCATED ON A BEAUTIFULLY LANDSCAPED 7.19 ACRES ZONED AG WITH FABULOUS MOUNTAIN VIEWS - THE HOME UNDERWENT MAJOR RENOS IN 2008 & HAD NEW WINDOWS - BATHROOM - SHINGLES & SIDING - SEPTIC TANK & FIELD - NEW WELL 30GPM - ALL NEW CUSTOM MADE KITCHEN CABINETS - VIKING GAS STOVE - IN RECENT YEARS STALLS IN BARN 32 x 32 - METAL ROOF ON BARN - SMALL POND - OLD WALLPAPER REMOVED IN DINING ROOM AND FRESHENED UP WITH NEW PAINT - THE ATTIC IS NOW INSULATED & FRAMED & WOULD MAKE A GREAT EXTRA BEDROOM FAMILY ROOM OR OFFICE WITH JUST A LITTLE FINISHING (SQ FOOTAGE IS NOT INCLUDED WITH RMS - THIS HOME HAS UNIQUE ORIGINAL HERITAGE FEATURES YET HAS THE MODERNIZED TOUCHES THRU OUT - LOOKING FOR A PROPERTY THAT OFFERS CHARM - SIZE FOR YOUR ANIMALS (7.19 ACRES ZONED AG) & FENCED IN 3 PASTURES CURRENTLY FENCED FOR GOATS - POLE SHED IS APPROX 60 X 20 - CHICKEN COOP IS 16 X 24 - THERE IS POWER AND A PANEL TO EACH OUTBUILDING - HOUSE HAS ORIGINAL HARDWOOD ALL THRU AND BOASTS 4 GOOD SIZED BEDROOMS - 2 BATHROOMS (ONE ON MAIN - ONE ON 2ND FLOOR) SEPARATE DINING ROOM WITH FRENCH DOORS INTO LIVING ROOM - INCREDIBLE COUNTRY KITCHEN WITH NEW BACK SPLASH & DINING AREA - WRAP AROUND VERANDA - HEATED DB DETACHED GARAGE - GARDEN AREA TO GROW YOUR VEGETABLES (needs some roundup) & THE ACREAGE HAS A GREAT SHELTERBELT OF TREES - LOCATED JUST EAST OFF #22 ON THE BERGEN ROAD TWP305 OR WEST OF DIDSBURY 20 MINUTES ON BERGEN

ROAD TO RR305 - COME ENJOY THE PEACE & QUIET OF THE COUNTRYSIDE IN THIS BEAUTIFUL HOME FROM THE TURN OF THE CENTURY -