



GRASSROOTS
REALTY GROUP

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32140 Range Road 45
Rural Mountain View County, Alberta

MLS # A2270352



\$675,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Single Wide		
Size:	1,611 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	6.00 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Square Shaped Lot, Treed		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	7-32-4-W5
Exterior:	Vinyl Siding	Zoning:	A Agricultural District
Foundation:	Block	Utilities:	-
Features:	Jetted Tub, Open Floorplan, Vinyl Windows		

Inclusions: Sheds, chicken coop, horse shelters

Welcome to this 6-acre hobby farm nestled in the heart of Bergen, Alberta — perfectly set up for horses and rural living and a shop that steals the show! This property combines country charm with practical setup and modern comfort, offering everything you need to enjoy the acreage lifestyle. The 2006 home is warm and inviting, featuring 3 spacious bedrooms, 2 full bathrooms, and a large addition that adds extra living space or relaxing evenings by the fire. Natural light fills every room, and the open floor plan makes it easy to entertain or simply unwind in comfort. The home has many upgrades to note including new roof in September 2025, new hot water tank in 2023, new heat tape, and furnace cleaned and serviced October 2025. Outside, the property is thoughtfully set up for your animals and hobbies. You’ll find fenced and cross-fenced pastures, horse shelters, auto waterer, dog run, and chicken coop! The 40x48 shop with 2 overhead doors tall enough for any semi or RV is ideal for vehicles, equipment, or your next project complete with in-floor heat and ventilation system. With mature trees for privacy, wide-open views to the SW, and that peaceful Bergen setting, this acreage truly feels like home. Whether you’re looking to start a small hobby farm, bring your horses, or just enjoy the space and quiet of country living — this is a turnkey opportunity in one of Mountain View County’s most desirable rural areas. Book your showing and come experience acreage living the way it was meant to be!