



30032 Range Road 270
Rural Mountain View County, Alberta

MLS # A2288588



\$1,299,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,515 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Quad or More Detached, RV Access		
Lot Size:	120.00 Acres		
Lot Feat:	Farm, Few Trees, Low Maintenance Landscape, Pasture, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-30-27-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 2 Sheds, 6 Horse Shelters

Set on 120 acres of native pasture just 25 km east of Carstairs, this is a rare opportunity to own a true generational family property—a place to gather, grow, and build a legacy within a welcoming rural community where neighbours look out for one another. The property features a well-maintained 1,500 sq ft modular home with a bright open-concept layout, drywall interior, and brand-new appliances (2024). Currently configured with 2 bedrooms and 2 full bathrooms + office/bedroom the home was originally designed with 3 bedrooms plus a den and can easily be converted back to 4 bedrooms, making it ideal for large or growing families. With ample land and services, there is also excellent potential for a future second or new home. Thoughtfully set up for horses and rural living, the property includes a 4-year-old 8-stall barn (3 double stalls, 2 single stalls) with foaling cameras, a heated 36' x 30' workshop/garage, 5 fenced paddocks (4 with shelters), 2 automatic waterers, a 96' x 160' outdoor riding arena (convertible into additional paddocks), a 96' long shelter, and a full 1-mile dirt track for riding or training. Water is abundant with a strong well, 20+ GPM, newly, inspected, flushed and shocked, new pressure tank & HWT (2026), and a deep spring-fed dugout, while a mature tree row surrounds the yard site, providing shelter, privacy, and a peaceful setting. Conveniently located approximately one hour from Calgary or Red Deer, this is a turn-key acreage offering land, function, and heart—a property meant to be enjoyed for generations.