



4557 Township Road 300
Rural Mountain View County, Alberta

MLS # A2291588



\$1,468,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,119 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	157.72 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Front Yard, Gentle Sloping		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-29-4-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Armoire, cupboards in laundry room, cold storage shelves, wood stove- not installed. The propane tank is rented @ \$117.00 per year from Feggs.

Spanning ****157 ACRES**** this property embodies the **ESSENCE** of **RURAL** living with stunning **MOUNTAIN** views and a **WOODED** draw that has seasonal water. The land is **INTERLACED** with trails ideal for **RIDING**, **QUADDING**, and **HIKING** through tranquil woods and gently rolling hills. On the **WEST** side, consistent yields of strong cereal **CROPS** are reported, whereas the **EAST** side is celebrated for its abundant **HAY** production, combining productivity with **NATURAL CHARM**. A **PRIME BUILDING** site sits atop the **UPPER** west edge, offering **SWEEPING MOUNTAIN VISTAS** sure to inspire. Nearby is a capped second well. An annual **SURFACE LEASE** generates \$497.50 in **INCOME**. The land has been managed under a verbal **RENTAL** lease for years, with renewal possible in mid-April 2026. In 2001, a **NEW** concrete basement was **EXCAVATED** to expand the home, increasing its size and allowing for basement stairs and outside access. The extensively renovated Bungalow features **FRESH** paint, **MODERN** flooring alongside original hardwood, **LARGE** windows, and **UPDATED** bathrooms. The open floor plan **ENHANCES** the sense of **SPACE** and **CONNECTION** throughout, and the master bedroom now includes a **FLEXIBLE** bonus **DRESSING** room or **NURSERY**. The dining area, bathed in **NATURAL LIGHT** from generous windows, seamlessly flows into the living room, sitting room, and kitchen for a **UNIFIED** atmosphere. Ample **STORAGE** solutions are **INTERGRATED** throughout, including main floor laundry and entry, and a former stairwell repurposed as a pantry. Downstairs, the **BASEMENT** offers two **ROOMY** bedrooms, a **CENTRAL** family space, and a **COLD ROOM** perfect for canning or extra storage. A 1300-litre cistern **SUPPORTS** the well, ensuring **CONSTANT** water for **ACTIVE** households. The board-fenced yard provides **PLENTY** of

FREEDOM for children or pets to play, run, and jump. The expansive ground deck is ideal for outdoor furniture, making it a comfortable spot to relax and enjoy activities. The ENCLOSED yard is suitable for gardens or raised beds. A "Future Steele" garage is built with a SOLID concrete floor and is fully WIRED, includes a designated WORK AREA, mezzanine STORAGE, and ample PARKING for vehicles. This UNIQUE rural property combines STUNNING natural scenery, PRODUCTIVE farmland, and CONTEMPORARY amenities. Close to PAVEMENT-CLOSE to the Little Red Deer River. ONE of the most ATTRACTIVE quarters - Featuring MOUNTAIN vistas, seasonal WATER elements, and a network of TRAILS, it offers EXCELLENT opportunities for both RECREATION and AGRICULTURE. Located west of Cremona in Alberta's HEART-LAND !! Please note GST is applicable.