



GRASSROOTS
REALTY GROUP

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30339 Range Road 51
Rural Mountain View County, Alberta

MLS # A2292965



\$1,300,000

Division: NONE

Lot Size: 146.07 Acres

Lot Feat: -

By Town: Cremona

LLD: 24-30-5-W5

Zoning: AG

Water: Well

Sewer: Open Discharge, Septic System

Utilities: Electricity, Natural Gas, Phone

Escape to the country with 146 acres of your own to call home! Bring your dreams and your animals and unlock the rural lifestyle you've imagined. This property features a fully serviced cozy cabin with two bedrooms, one bath plus a large deck perfect for savoring your morning coffee. This land welcomes you with an winding driveway lined by trees and hedges. Caragana, spruce and lilac make up the hedge rows, crabapple, mountain ash and choke cherry trees are found in the yard-site. With a pasture and crop mix +/-100 crop, +/-42 pasture), this is the ideal setting for cattle or horses! This property features a great well, new septic system and all the services so you can start to build without extra upfront costs. Don't miss this rare opportunity to own a versatile, development -ready property in this sought after setting. Schedule a private showing today!