



**27138 Highway 27**  
**Rural Mountain View County, Alberta**

**MLS # A2298318**



**\$1,137,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,522 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	50.14 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Landscaped, Pasture, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Holding Tank, Open Discharge
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-33-27-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This beautiful 2,500 sq. ft. two-storey home, built in 2020, is located on a sprawling 50.14-acre parcel just East of Olds on Highway 27. As you enter, you're welcomed by an open concept layout with 9-foot ceilings. The living room features a cozy gas fireplace, perfect for those chilly evenings. The kitchen boasts ample cabinetry, a large walk through pantry, a movable island, and access to an East facing deck showcasing gorgeous views of the ravine. The main floor also includes a mudroom with laundry, a 2 pce bathroom, large bedroom with 4 pce ensuite with walk in closet (could be used as a main floor master) and access to a large attached garage (24x31). Upstairs, you'll find a spacious family room, ideal for kids or a secondary living area, along with four bedrooms. The master bedroom offers a spa like ensuite with a separate tub and shower. The upstairs is completed with a 4 pce main bathroom. The home includes a total of five bedrooms and 3.5 bathrooms, providing plenty of space for family and guests. The full, unfinished basement is framed and ready for your personal touch, with a roughed in bathroom and utility room featuring an oversized hot water tank and water softener. Outside, enjoy the tranquility of a garden area, fruit trees, raspberries and a natural treed area in the coulee, making this home very private. The property currently has 19 +/- cultivated acres producing and recent addition of a 16 x 24 Garage on skids. You don't want to miss calling this property your own!! Book your showing today!!