



10 & 20, 30245 Range Road 12
Rural Mountain View County, Alberta

MLS # A2299460



\$1,450,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	1981 (45 yrs old)
Beds:	7	Baths:	5
Garage:	Block Driveway, Carport, Double Garage Attached, Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, No Neighbours		

Heating:	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Marble, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-30-1-W5
Exterior:	Mixed	Zoning:	1
Foundation:	Block, Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: MAIN HOUSE: gas stove, fridge, microwave hood cover, built in dishwasher, washer, dryer, all window coverings SECOND HOUSE: fridge, stove, microwave hood cover, washer, dryer, all window coverings, OTHER: 3 garage door openers with 5 remotes, hot tub, firepit, outdoor fireplace, horse shelter, shed in garden, green house, raised garden beds, 2 cats

FAIR WARNING: you may fall in love before you even reach the end of the tree-lined laneway. Tucked away in a secluded setting with nothing but Mother Nature as your neighbor, this exceptional acreage offers a lifestyle that's as serene as it is functional. Outdoor living here is nothing short of spectacular. Enjoy multiple thoughtfully designed spaces, including covered and enclosed decks, open-air patios, a cozy outdoor fireplace, a firepit for evenings under the stars, a covered outdoor kitchen area, and even a Catio for the family pets. The property is exceptionally well-equipped with two heated garages, one featuring a fantastic loft hobby room, plus a double open garage with lean-to storage. You'll also find a large barn-style storage shed and a charming garden shed. Even your pets are pampered, with a custom cat retreat attached to the enclosed front deck. Inside, the main home has seen extensive upgrades, including a refreshed exterior, new windows, interior and exterior doors, updated flooring, and a beautifully renovated kitchen with modern appliances. A substantial addition has created a dream-worthy primary retreat, complete with a luxurious ensuite and private access to a second-storey front deck. Offering 2774 sq. ft. of living space, the main home also features a warm and inviting living room with a wood-burning fireplace and convenient direct access from the basement to the attached double heated garage. The second residence is equally impressive, offering 1891 sq. ft. all on one level, with 3 bedrooms, 2 full bathrooms, and both living and family rooms. Whether for extended family, multi-generational living, or a potential revenue stream, this home delivers incredible flexibility. Located just 5 minutes from Carstairs, only half a mile off pavement, and within an easy commute to Calgary, opportunities like this are incredibly rare. Peaceful,

private, and truly one-of-a-kind…don’t delay—properties like this don’t come along often.