



**6131 314 Township**  
**Rural Mountain View County, Alberta**

**MLS # A2081881**



**\$1,300,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,605 sq.ft.	<b>Age:</b>	1964 (60 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	RV Access/Parking		
<b>Lot Size:</b>	167.23 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Native Plants, Rolling Slope, Views		

<b>Heating:</b>	Baseboard, Electric, Propane, Wood, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	23-31-6-W5
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	None	<b>Utilities:</b>	Electricity Connected, Propane, Water Connected
<b>Features:</b>	Beamed Ceilings		

**Inclusions:** Main Building: Refrigerator, Electric Stove, All furniture  
Cabin: garage shelves, Refrigerator, Stove, and Cabin furniture

Discover your very own slice of paradise on the stunning 167-acre recreational property, nestled amidst the picturesque Nitchie Valley with panoramic views of the Rocky Mountains. Embrace the great outdoors, surrounded by mature trees and natural vegetation, while enjoying the comforts of two separate dwellings where family and friends can enjoy the beauty of every season. Endless possibilities of this property include, camping, snowmobiling, quadding, hiking, cross-country skiing, or hunting. Hunting blind set up and gun range set up on the property. There is a 23x12 garage/electrical room with a 13x32 covered porch. Additionally, a 16x24 framed-out building with a concrete floor can be used for storage or finished as a shop. A section of Crownland is connected to the south of the property to thousands of acres of forest and grazing leases. The property's natural beauty and tranquil setting make it a perfect destination to experience a peaceful place to unwind.