



**GRASSROOTS**  
REALTY GROUP

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**4224 Township Road 300 Township  
Rural Mountain View County, Alberta**

**MLS # A2118471**



**\$999,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Drive Through, Driveway, Driveway, Front Drive, Gravel Driveway, Off Street,		
<b>Lot Size:</b>	9.71 Acres		
<b>Lot Feat:</b>	Farm, Front Yard, Lawn, No Neighbours Behind, Many Trees, Native Plants, F		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	3-30-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	17
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows		

**Inclusions:** Appliances in the barn loft (upright freezer, oven, small fridge).

Turning into the circle drive, a veritable COUNTRY OASIS opens up in front of you. Your heart skips a beat&hellip;. This could be THE one! Stepping inside the cozy HOME, your hopes soar &ndash; here is the PERFECT southwest-themed ranch house! The large porch area is perfectly designed for COUNTRY LIVING. Showcase your culinary creations in the DREAM CHEF&rsquo;S KITCHEN complete with high-end appliances, the perfect spot to gather with FAMILY AND FRIENDS. Share a meal in the dining area or take the party outside to the adjacent OVERSIZED DECK. The expansive living area with its cozy wood-burning stove features huge WEST FACING WINDOWS that let you take in the COLOURFUL WESTERN SKY and the stunning ALBERTA sunsets. Down the hall, the MASTER RETREAT is LARGE, BRIGHT AND INVITING. Wandering the grounds, you&rsquo;ll find a separate guest area in the adjacent building (we don't know if this was originally built with permits), a fully heated working WOOD SHOP (some machines may be for sale) and an additional fully heated SHOP/CRAFT room alongside a garage and small walk-in shop. Next, explore the barn: no less than FOUR HEATED BOX STALLS, a large tack room and a great barn with access to the pastures. Above the barn you will find a COMPLETE LOFT Illegal SUITE with its own wood burning stove and stunning views from the huge deck. The pastures are fenced and cross-fenced and feature AUTOMATIC HEATED WATERERS and several shelters, as well as a large chicken coop with an outdoor run, a garden shed and a CHARMING OFF-GRID LOG CABIN currently used as a gallery. Don&rsquo;t miss this one - book your private tour today! OPEN HOUSE EVERY DAY (call for times). The additional porch area has been included in the RMS measurement as it is heated ambiently

from the foyer.