



**30-5139 27 Highway**  
**Rural Mountain View County, Alberta**

**MLS # A2121656**



**\$1,100,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	73.63 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Brush, Close to Clubhouse		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Private, Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-32-5-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A Agricultural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas Paid, Electricity, Electricity Connected, Natural Gas
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Vinyl Windows		

**Inclusions:** Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Window Coverings, Hot Tub, Pool Table, Livestock waterer

Nestled just outside the quaint town of Sundre, this hobby farm offers a retreat amidst the beauty of rural living. Boasting a 1555 square foot home with 5 bedrooms, and 3 full bathrooms, creating a comfortable living space, this home built in 1999 provides ample room for your family to grow and thrive. As you approach, you'll be greeted by the inviting row of mature spruce trees. The backyard is complete with a garden shed and a greenhouse, perfect for cultivating your own fruits, vegetables, and flowers. Across the pond from the home is a Quonset-style shop with concrete floors, measuring a generous 60' by 40', providing ample space for storage, workshop activities, or even housing your recreational vehicles. For those with a passion for agriculture, the property offers a host of amenities tailored to support your farming endeavours. A charming hip-roof barn, complete with corrals, provides shelter for your livestock, throughout the spring summer and fall with the seasonal waterers. The yard also has Chicken pens, rabbit pens, and goat pens offering opportunities for hobby farming or small-scale animal husbandry. Nature enthusiasts will delight in the property's mature trees, which provide shade and tranquillity throughout the seasons. A spring-fed pond and a dugout add to the pastoral charm, creating idyllic settings for leisurely strolls or quiet moments of reflection. Conveniently located just 2 kilometers from the heart of Sundre, residents enjoy easy access to the town's amenities, including shops, restaurants, and recreational facilities. Golf enthusiasts will appreciate being kitty-corner to the Sundre Golf Course, offering endless opportunities to tee off amidst breathtaking scenery. Additionally, the home features an attached 2-car garage, providing shelter for your vehicles and outdoor equipment, while ensuring convenience during inclement weather. Experience the perfect

blend of rural charm and modern comfort at this remarkable hobby farm just outside Sundre, Alberta. Whether you're seeking a peaceful retreat or an opportunity to embrace a sustainable lifestyle, this property offers endless possibilities for your family's enjoyment and fulfillment. Schedule your private viewing today and embark on a journey to country living at its finest!