



**281111 Range Road 30
Madden, Alberta**

MLS # A2136097



\$1,445,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,481 sq.ft.	Age:	1988 (36 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, Garage Faces Side, Gravel Driveway		
Lot Size:	17.99 Acres		
Lot Feat:	Pasture, Rectangular Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Partial, Partially Finished, Walk-Out To Grade	LLD:	12-28-3-W5
Exterior:	Log	Zoning:	A-SML
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, See Remarks		

Inclusions: 2 small shelters, stalls in barn

Bring the horses to this unique acreage (17.99 ac) rustic property located approximately 30 min north of Calgary. Featuring a log bungalow with walkout and approximately 4678 sq ft of living space, 6 bedrooms (4 on the main level and 2 in the basement), and 2 bathrooms. Enter into the foyer on the main level to a bright open living space with high ceilings and an impressive stone faced wood burning fire place. Double doors lead out to a west facing deck with plenty of space for those summer evening barbeques where you can enjoy rural country views. The kitchen has plenty of storage and countertop space. The spacious primary suite has a renovated primary bathroom. A renovated main floor bathroom, three bedrooms and large dining room (currently used as a play room) complete this level. Recent updates include two bedrooms in the basement, new dishwasher in 2023, several window replacements in 2018. The well produces 7 gpm. Bring the horses! Enjoy both an indoor and outdoor arena, seven stall barn with separate large shop area to store all the toys. For the horses there are fenced pastures with shelters (2) and solar powered waterers. This property is ready for your vision! Located 30 min from NW Calgary and 20 min to Airdrie!