



GRASSROOTS
REALTY GROUP

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32570 Range Road 51
Rural Mountain View County, Alberta

MLS # A2201827



\$894,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,992 sq.ft.	Age:	1970 (55 yrs old)
Beds:	7	Baths:	3
Garage:	Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access		
Lot Size:	20.00 Acres		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	35-32-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Natural Gas at Lot Line, Propane
Features:	Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer, Dryer, All Window Coverings, Ceiling Fans, Deep Freeze

"MAY YOUR TROUBLES BE LESS & YOUR BLESSING BE MORE & NOTHING BUT HAPPINESS COME THROUGH YOUR DOOR!…of this beautiful 20 acre charming country GEM!" Welcome to a lucky find—a spacious 7-bedroom, 3-bathroom treasure, steeped in pride of ownership by the original owners and overflowing with possibilities. Set against the backdrop of sweeping countryside & mountain views, & only minutes from town, this very well kept 2 Story, with over 1800 sq ft of living space (above grade), plus a partially developed basement is your golden opportunity to live the good life! Originally built with care, the home was expanded in 1992 with a front addition & a full second story—creating even more room for your growing clan or home-based business. Updates have been rolling in like a “Pot O’ Gold!”; new siding (2023), new shingles (2022), some new plumbing & electrical, newer kitchen, & flooring—all done so you don’t have to lift a finger, unless it’s to toast to good fortune while sitting on your covered deck. The generously sized living room welcomes you with a cozy gas fireplace, perfect for storytelling or watching your favorite show on chilly nights. One of the main floor bedrooms offers flexible space for a home office, craft studio, or guests. Outside, it gets even better! 4 of the 7 spacious bedrooms are located upstairs, along with a nice sized bonus room and 3-piece bathroom. 2 More bedrooms, a recreational room and plenty of storage is what you will find downstairs. Seriously! There is so much living space in this home! A separate well for the house AND one for the barn area ensures an endless water supply—because luck should never run dry! Designed for those living the country dream, the 24x32 wired barn (could be converted into a great workshop), complete with stalls &

a tack room, 16x32 cattle shed, corrals, & cross-fenced pastures are ready for your four-legged residents. And let's not forget the lush garden area, perfect for your family to harvest! Everywhere you look, breathtaking views & abundant wildlife bring nature's magic to your doorstep. Set just off the pavement & close to town, this peaceful homestead is the perfect blend of convenience & countryside charm. Don't press your luck waiting—this home is a rare & fortunate find. "Home Is Where Your Story Begins!" And YOUR STORY Begins RIGHT HERE!