



GRASSROOTS
REALTY GROUP

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29211 Range Road 41
Rural Mountain View County, Alberta

MLS # A2211895



\$953,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,328 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	36.28 Acres		
Lot Feat:	Irregular Lot, Many Trees, Secluded		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	Well
Floors:	Concrete, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	13-29-4-W5
Exterior:	Cedar, Wood Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, Open Floorplan, Storage		

Inclusions: 2 Freezers: 1 garage & 1 house, Fridge (garage), Antique Wood Stove as-is, RO & Water Softener as-is (not used by sellers), all metal gates, 2 house shelters, tarp garage, 2 sheds, 7 box stalls, mats, feeders, stall barn camera & TV (in house) & Hot Tub

Check out this Lindel Cedar BUNGALOW on this 36.28 ACRE PARCEL located in a super PRIVATE SETTING with a great mix of TREES. It's a home with tons of CHARACTER & CHARM with 3 Bedrooms, 4 Bathrooms & 2,600 +/- Sq Ft of developed space. This home provides one level living with the primary bedroom on the main floor with access right to the SUNNY SOUTH FACING DECK where you can enjoy the HOT TUB & view. It boasts his & hers closets, a VAULTED CEILING & a 2-piece ensuite. The Living Room has an A Frame Vaulted Ceiling. Large windows offer tons of natural light & a Cozy Antique WOOD STOVE for the cool winter days just adds to its appeal. BRIGHT & UPDATED kitchen/dining area with room for the whole family. The FULLY FINISHED BASEMENT is complete with large windows, 2 bedrooms, a FAMILY/REC ROOM, 2 Piece Bathroom & STORAGE. The North deck offers newer patio doors, Duradeck capping & aluminum railing (~5 years old). Outside, you'll appreciate the 27'x24' Oversized HEATED DOUBLE GARAGE with power & and a BONUS ROOM UPSTAIRS (no bathroom facilities). The 48'x32' QUONSAT features BOX STALLS with mats & feeders & a convenient Camera System linked to a TV in the house to observe your animals. The property is FENCED for horses & is CENTRALLY LOCATED West of Carstairs and Crossfield with easy access to Cremona and Cochrane. Other Features include Lux Windows, a Dog Run, Quonset with box stalls, insulated, power, asphalt flooring, & exhaust fan. GST is applicable and is not included in the price.