



30478 Range Road 45
Rural Mountain View County, Alberta

MLS # A2218094



\$739,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,250 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Double Garage Detached, Insulated | | |
| Lot Size: | 4.79 Acres | | |
| Lot Feat: | Private, Treed | | |

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|--------------------|--------------------------------|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 30-30-4-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Poured Concrete | Utilities: | Heating Paid For, Phone Paid For, Water Paid For |
| Features: | Open Floorplan | | |

Inclusions: Chest freezer

PRICE REDUCED!! Nestled in a serene and private setting just off Burnt Timber Road, this 4.79-acre property zoned Ag offers the perfect blend of privacy and convenience—just 10 minutes northwest of Cremona and northeast of Water Valley. Surrounded by mature trees, the 1,250 sq ft bungalow features 3+1 bedrooms and 2 full bathrooms. The main floor boasts a cozy living room with a newer wood stove and access to a massive south-facing deck—ideal for relaxing or entertaining. The kitchen features a gas stove and flows into a bright sunroom/dining area at the back of the home, which opens onto another large deck. The primary bedroom is generously sized, complemented by two additional bedrooms and a 4-piece bathroom. The fully finished basement includes a fourth bedroom, a den or office space, a spacious family room, a 3-piece bath, and a laundry/utility room. Outbuildings include a heated, oversized double detached garage and a large implement/parking shed. The property is partially treed with open pasture, complete with corrals—ready for your animals. Two wells are on site (one has not been used by the current owners), and there’s plenty of space to add another outbuilding if desired. Enjoy the peace of rural living with access to crown land just 15 minutes west, 20 minutes to Sundre, and approximately an hour to Calgary city limits.