



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**30349 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2220231**



**\$1,199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,366 sq.ft.	<b>Age:</b>	1965 (60 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Carport, Double Garage Attached, RV Access/Parking, RV Garage		
<b>Lot Size:</b>	79.15 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Gazebo, Many Trees		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Holding Tank, Pump
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	20-30-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	A2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** None

WHAT A GORGEOUS SETTING TO CALL HOME. Nicely treed 79+/- acres parcel NW of Water Valley. This circa 1965 home was moved onto the property, updated and recently renovated. A spacious foyer welcomes you home and opens up to the main brightly lit and open living area. Lovely views from this area of the trees. Updated kitchen includes Stainless appliances, Gas Stove and large island with breakfast bar. French door from the livingroom open to the wraparound deck with gazebo and gas line hookup for bbqing and entertaining. A few steps up to the upper level featuring TWO generous bedrooms and an office space that share the 4pc bathroom. The lower walkout level has been fully finished to encompass a large Bedroom with walk-in closet, a Flex Room, huge Recreation Room and a 3pc Bath. In-floor heat downstairs and a storage room plus utility room. The well has great flow rate and there are two septic tanks. A 60 x 40 Barn with gravel floor and TWO Tie stalls for your horses. Tons of parking space that includes a double garage with an RV door and single door plus a carport. Reverse Osmosis system also included. Sea Can can be included if desired. This is a great property with room to grow!