



GRASSROOTS
REALTY GROUP

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29339 Range Road 273
Rural Mountain View County, Alberta

MLS # A2220489



\$890,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,019 sq.ft.	Age:	1912 (113 yrs old)
Beds:	4	Baths:	1
Garage:	Parking Pad		
Lot Size:	8.53 Acres		
Lot Feat:	Landscaped, No Neighbours Behind, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	22-29-27-W4
Exterior:	Composite Siding	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Safe, Basement Fridge, Gazebo. Modular inclusion: Dishwasher, washer, dryer, electric stove, fridge, window coverings, microwave hoodfan

Welcome to this beautiful 8.5 Acres in Mountain View County. Only 20 minutes to Crossfield or Carstairs. The acreage is a horse owners dream with a 60' x 80' indoor riding arena with a tack room and stalls. There is also an outdoor riding arena, waterer and fully fenced pasture. The primary residence is a charming 1912 2 Storey that has been very well cared for and updated over the years. The 4 Bedroom home is very spacious with plenty of space for the whole family. It is perfectly situated for main floor living with the primary bedroom, updated bathroom and laundry all on the same level. The updated kitchen has great storage, granite counter tops, a built in stove and microwave as well as a gas cooktop in the island. The upstairs has retained all the character and charm of the early 1900's with beautiful hardwood flooring in the 2 large bedrooms. To the back pf the home you'll find a large covered deck and a gazebo. Perfect for outdoor entertaining all summer long. The yard has big beautiful gardens, mature shrubs and trees, and a luscious green lawn. The acreage also features a 2nd dwelling. A 20'x76' modular home built in 2007. It has 3 bedrooms and 2 bathrooms and is set up with its own well, septic system and utilities. Making this property a great option for those with large extended families or to live in while you build your dream home.