



**GRASSROOTS**  
REALTY GROUP

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**32246 Range road 21 Range**  
**Rural Mountain View County, Alberta**

**MLS # A2223930**



**\$869,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,379 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, Triple Garage Detached		
<b>Lot Size:</b>	5.56 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	2-32-14-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Separate Entrance, Sump Pump(s)		

**Inclusions:** Semi trailer for storage, foosball table, air hockey table, Playground/swingset, zipline, built in wet bar, wardrobe x2 in downstairs bedroom, bedroom set in downstairs bedroom

Your one stop shop.. this acreage has it all. Private, treed, close proximity to town! Bring the kids, dogs, horses, cars and more! Imagine driving home, mature spruce trees passing by as you pull up your teardrop driveway. Park inside the attached double garage, head inside and wash up in a thoughtfully located half bathroom. Enjoy cooking supper with loved ones as the sun streams in, and sitting on a west facing deck through patio doors. Cozy up beside the fireplace in the living room after a delicious supper in the centrally located dining room. Upstairs in this home features a large bedroom, a primary (With ensuite AND walk in closet) with room for a reading nook. Also on the main floor is a dreamy laundry room. An eye catching feature is the beautiful spiral staircase that leads you downstairs. The basement has a cozy living room with a wood fireplace and wet bar perfect for movie nights. 3 more large bedrooms, a huge REC space AND a cedar lined dry sauna to unwind in after a long day. The next wow factor of this property is the yard! A 1600 sq foot heated Quonset/shop is ready for ALL the toys. Did I mention the included 4 post lift? Also included are 3 other outbuildings- a double car garage, single car garage for storage, garden shed and already fenced pasture for the animals with shelter in place. On the east side of the house is a fairytale courtyard space, perfect for a hot morning coffee and taking in the beauty of this acreage. This property offers a little something for everyone in the family-all while being close to town. If you are looking for your forever home, this is it! UPGRADES to this property include- Recently the septic was fully replaced professionally with a 2000 gallon concrete tank in fall 2024, most of the main floor rooms have been painted as well as beautiful flooring on the main floor installed this year. The potential in this property is endless! Call your

Realtor today and make this home YOURS!