



GRASSROOTS
REALTY GROUP

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30070 Range Road 51
Rural Mountain View County, Alberta

MLS # A2235144



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,225 sq.ft.	Age:	1992 (33 yrs old)
Beds:	7	Baths:	5 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
Lot Size:	10.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Cleared, Creek/River/Stream/Pond, Front Yar		

Heating:	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas	Water:	Cistern, Drinking Water, See Remarks, Spring, Well
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	2-30-5-W5
Exterior:	Cedar, Concrete, See Remarks, Shingle Siding, Wood Frame, Wood Siding	Zoning:	1
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, High S
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, French Door, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, See Remarks, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows		
Inclusions:	n/a		

Amazing location on a no thru road! This beautiful home boasts breathtaking mountain, valley, & river views as well as so much privacy! Drive up the fabulous paved driveway to be greeted to this 2 story welcoming farmhouse style home that boasts plenty of design features including brand new dormer style windows showcasing a metal roof, cedar siding & lovely overhang for the wrap around deck. This home has over 6000 ft.² of living space including an over 1000 ft.² over the garage carriage house that has its own separate entrance! Walking into the front foyer is so inviting with the vaulted ceiling & looking straight out to the view. The large kitchen has an amazing AGA oven which is certainly a conversation piece keeping the room extra warm & cozy in the winter months. Beside the kitchen nook is the living room that has a double sided rock fireplace sharing the perfect home office the other side with double French doors. Separate dining area to entertain & the main floor bedroom has a walk in closet with an handicap accessible en suite which is a big bonus. Going up the bright open staircase to the landing you can see the ceilings stylish angles. The master bedroom has a wonderful unique vaulted ceiling, a sitting area as well as a newly renovated ensuite. All three bedrooms share the same picturesque views toward the mountain & river valley. There is also a large shared 5 piece bathroom as well as an office that you could use as a 4th bedroom. Accessible from the second floor is the carriage house built over the (heated) garage & has its own separate entrance to outside. It has an open concept with kitchenette, dining area, full bathroom, Murphy bed & plenty of light! This room is acoustically designed for music, movies & hosting events. The home is very diverse with whatever family situation you have OR the potential for additional income!

Downstairs has a walkout basement with a large open recreation-family area including a bar with custom woodwork from a local artisan, space for a pool table & a perfect spot to watch movies. 2 bedrooms downstairs(1 with a full en suite), large workout room, & wine cellar. The triple garage is oversized with its own electrical panel & 2 pony panels with 30 amp for RV hookups. The land is unique with plenty of privacy/trees & no houses or lights in the view! It borders the Little Red River & you can access it going down the hill for some fishing or just to sit in peace listening to the water. Additionally it has a natural spring, 150 x 60 riding ring, 2 paddocks, a lean-to, & tack storage shed. Also boasts nice lawn areas around the home, raised garden beds & a pasture. Only 30 minutes to Cochrane & less than an hour to the Calgary airport. Water valley is a vibrant area with wildlife, community halls, event centre, library, baseball, paved hockey rink, general store, saloon & hosts many volunteer run events such as the rodeo and Celtic festival. Cremona is only 10 minutes away with a school(K-12), rec facilities ect.