



GRASSROOTS
REALTY GROUP

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4157 Township 303
Rural Mountain View County, Alberta

MLS # A2238528



\$559,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,268 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	1
Garage:	Quad or More Detached		
Lot Size:	3.27 Acres		
Lot Feat:	Garden, Lawn		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	14-30-4-W5
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Solar System, wood shed, garden shed, implement shed

Charming and well-maintained, this 1,268 sq ft 3+1 bedroom 1945 farmhouse sits on 3.27 beautifully treed acres just north of Cremona. Offering the perfect blend of rural comfort and modern convenience, this property is ideal for hobby farmers, gardeners, or anyone seeking a peaceful country lifestyle under an hour from Calgary. The main floor welcomes you with a spacious front porch/mudroom with laundry, an updated kitchen, hardwood flooring, a cozy dining area, 4-piece bathroom, and inviting living room with wood stove. A large primary bedroom completes the main level. Upstairs you'll find two additional bedrooms and a functional storage nook. The lower level features a fourth bedroom with walk-in closet, utility room with a new furnace and hot water tank, and a generous cold room—perfect for storing preserves from the massive garden. A “heated garage, built in two sections, provides ample space for vehicles, toys, or workshop needs. Bonus: a 2012-installed solar power system helps reduce utility costs and feeds back into the grid. There is also a wood shed, garden shed and implement shed. Located in a friendly rural community with excellent access to amenities in Cremona and Cochrane. This is acreage living at its finest!