



GRASSROOTS
REALTY GROUP

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32043 Range Road 40
Rural Mountain View County, Alberta

MLS # A2241506



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,085 sq.ft.	Age:	1947 (78 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	7.41 Acres		
Lot Feat:	Many Trees, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	6-32-3-W5
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Charming Starter Home on 7.41 Acres – Ideal for Hobby Farming or Equestrian Use! Welcome to Your Country Escape! This 3-bedroom, 1.5-bath Home Sits on a Beautiful 7.41-acre Parcel That's Fully Fenced and Cross-Fenced—Perfect for Horses, Livestock, or Hobby Farming. The Property Includes an Oversized Garage, a Small Barn, a Horse Shelter, and Three Strategically Placed Hydrants for Convenient Water Access. Inside, the Home Offers a Functional Layout with Comfortable Living Spaces, Ideal for First-Time Buyers or Those Looking to Downsize Without Giving Up Land. Enjoy Peaceful Views, Wide-Open Skies, and Room to Grow. Whether You're Starting Out or Just Looking for Space to Spread Out, This Property Offers Endless Possibilities.