



GRASSROOTS
REALTY GROUP

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32415 Range Road 61
Rural Mountain View County, Alberta

MLS # A2243918



\$669,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,759 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	3.00 Acres		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Many Trees, Square Shaped Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Carpet, Tile, Wood	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-32-6-W5
Exterior:	Log, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Storage, Wood Windows		

Inclusions: NA

WELCOME to a truly private, quiet, and peaceful piece of serenity. This spacious log home sits on a gorgeous 3 acre lot only 5 minutes from town. The home boasts a beautiful natural log interior with tiled floors and a beautiful fieldstone fireplace. The large eat-in kitchen is bright and cheery with lots on natural light, gas stove, large fridge, a brand new dishwasher and new microwave. The kitchen exits onto a huge deck, perfect for BBQs and hosting family and friends. The upstairs has 3 bedrooms and a 3 piece bath with an old fashioned soaking tub. The master bedroom has a large walk-in closet and a west facing balcony to watch the sunsets. The basement is fully finished with a laundry room and 3 piece bath with shower. The main basement area has extra large south-facing windows and there is also a cozy sitting room with brick accents that could be converted to fit a wood stove. The large double detached garage is heated with extra room for a work-shop, storage and a loft that could be converted to a bright studio or home office. The lot is nicely treed and very private with a separate fully fenced pasture area that is ready for a horse or two if you so choose. This property is a rare piece of paradise and a wonderful escape from the hustle and bustle of city life