



**3216 Township Road 303 Road
Rural Mountain View County, Alberta**

MLS # A2293239



\$1,250,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,019 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	3
Garage:	Garage Door Opener, Heated Garage, Oversized, Parking Pad, RV Access/P		
Lot Size:	2.77 Acres		
Lot Feat:	Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Rectar		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	22-30-3-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Ag District 1
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Connected, Electricity Pa
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: All furniture in the house, except the items that belong to the tenant.

Easily zoned back to COMMERCIAL. Lovingly cared for home on private acreage just west of Carstairs and on a paved road. 2019 sq ft above grade and another 980 on the lower level. This home is well laid out and in extremely good condition. Jenn-Air gas stovetop. Mountain view from many rooms. Well is 12 gpm. The Master bedroom is on the 2nd level and includes a well-proportioned ensuite with a jetted tub, his-and-hers sinks, and a walk-in closet. Other room(s) - Den, Office, or dining room could transition to bedrooms if your family needs the space. The fully developed walk-out basement includes a family room with a fireplace, an office, a bedroom, and a full bathroom. Lots of light and nice views. Newer Hunter Douglas blinds. The shop is a car buff's dream and easily parks 6, but could likely park 9. It is 40 feet by 80 feet with 12' high ceilings. It has 3 bays with doors measuring 10' high. 1 door is 14' wide, the other 2 are 16' wide. One bay is heated with in-floor heating; the other two bays are heated with overhead radiant heat. Floor drains are in each bay. There is a 3-piece bathroom inside the shop. It also has a washer and dryer, fridge, and stove. All equipment will stay with the shop: welder, chop saws, air compressor, etc.