



32422 Range Road 44
Rural Mountain View County, Alberta

MLS # A2299031



\$785,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,673 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad		
Lot Size:	5.24 Acres		
Lot Feat:	Back Yard, Few Trees, Garden, Many Trees, No Neighbours Behind, Sloped		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-32-4-W5
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	N/A		

Are you looking for the perfect acreage home to call your own? You may want to have a look at this 1670 sq ft home on an ICF foundation situated on 5.24 acres of unlimited potential. This home has 6 bedrooms and 3 1/2 baths with a ton of room up and down for the whole family. The acreage is largely undeveloped so bring your vision and make it your own. The owner has blueprints for an attached garage that he's willing to leave for the new owners. Acreages of this quality are in short supply today so don't leave it 'till tomorrow. Be sure to check out the video. Call your favorite REALTOR today and avoid being disappointed!