



**GRASSROOTS**

REALTY GROUP

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33233 Range Road 284  
Rural Mountain View County, Alberta

MLS # A2299245



**\$1,397,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	13.66 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Pump, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-33-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features		

**Inclusions:** N/A

Executive acreage home on 13.66 acres offering just under 4,000 sq. ft. of living space, with central air conditioning nestled among towering spruce trees for a private and peaceful setting. The property features an 800-tree nursery, an abundance of fruit trees, a large container garden, and a greenhouse. The yard includes a 72' x 48' quonset with 220V power, a heated 32' x 24' shop, a solid 40' x 30' barn, and two livestock waterers nearby. Inside, the bright baker's kitchen offers two ovens, ample counter space, and a pantry with a small secondary fridge—perfect for family gatherings and entertaining. Enjoy the perfect blend of modern updates and quiet country living—ideal for a homestead or hobby farm lifestyle.