



GRASSROOTS
REALTY GROUP

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30338 Range Road 282
Rural Mountain View County, Alberta

MLS # A2302304



\$1,097,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,925 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Heated Garage, Rear Drive, Triple Garage Detached, Workshop in		
Lot Size:	32.00 Acres		
Lot Feat:	Gazebo, Lawn, Many Trees, Rectangular Lot, See Remarks		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	22-30-28-W4
Exterior:	Composite Siding, Wood Frame	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Water system, All horse shelters and sheds, playcenter, shop scaffolding, air compressor

Welcome to this outstanding 32-acre property just east of Carstairs, where country living meets exceptional functionality. Offering the perfect balance of open space, privacy, and versatility, this well-maintained acreage is ideally suited for families, hobby farmers, horse enthusiasts, or those looking to operate a home-based business. The 1981-built bungalow offers a thoughtfully designed floor plan with four bedrooms (three on the main level and one downstairs) and comfortable living spaces throughout. The bright and inviting family room is centred around a cozy gas fireplace, creating the perfect gathering place, while the functional kitchen and adjoining dining area provide plenty of space for everyday living. Convenient main floor laundry adds to the home's practicality. The spacious primary bedroom features a walk-through closet leading to a private 4-piece ensuite. Two additional bedrooms and another full bathroom complete the main level, making it an ideal layout for families. The fully developed basement expands your living space with a large recreation/family room, a generous fourth bedroom, and an additional 4-piece bathroom—perfect for guests, teenagers, or extended family. A newer furnace and roof provide added peace of mind. Step outside and discover everything this incredible property has to offer. Enjoy the sunny south-facing multi-tiered deck overlooking the peaceful countryside, while the mature trees provide privacy, beauty, and shelter throughout the yard. The land is fully fenced and cross-fenced with multiple paddocks, two dugouts, and two water wells, making it well-equipped for livestock or horses. A 90' x 130' clay pad is already in place, providing an excellent foundation for a future barn. The outbuildings are equally impressive. A detached triple garage includes an additional storage/office bay, while the exceptional 40' x 80'

heated shop has been commercially constructed and is currently zoned as a woodworking shop. Complete with office space, a bathroom, and rough-ins for a future kitchen, this versatile building offers outstanding potential for a home-based business, workshop, agricultural operation, or hobbyist. Properties that combine this much land, infrastructure, and opportunity in such a desirable location are hard to find. Whether you're looking for a country home, an equestrian property, or a place to grow your business, this exceptional acreage offers endless possibilities.