



30479 Range Road 24
Rural Mountain View County, Alberta

MLS # A2307532



\$725,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,494 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	6.35 Acres		
Lot Feat:	Many Trees, Pasture, Private, See Remarks, Treed		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Septic System
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	28-30-2-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Pillar/Post/Pier, Slab	Utilities:	Electricity, Propane
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: NA

Mountain views, privacy, and a setup that's ready for country living — this picturesque property offers a comfortable home with a warm rustic feel and an impressive collection of functional outbuildings. Large windows capture the stunning southwest mountain views. The kitchen boasts plenty of cabinets and counterspace ideal for any chef and features a skylight that fills the room with natural light. The cozy living room offers added warmth and atmosphere with a wood-burning stove. There are three nicely sized bedrooms, including a private Primary Suite with an ensuite featuring a charming clawfoot tub. Outside, a wraparound deck on three sides creates the perfect place to relax and take in the surrounding scenery. The property is exceptionally well equipped for hobby farming, equestrian use, or acreage living. The expansive shop offers over 1,550 sq ft of workshop space with soaring ceilings, large overhead access, and a loft area for additional storage, making it ideal for equipment, projects, or recreational storage. The functional horse barn includes multiple stalls and dedicated storage space for tack, feed, and equipment, thoughtfully designed for hobby horse owners or small-scale equestrian use. Additional outbuildings and covered storage areas add even more versatility to the property. A cohesive look and feel carries throughout the property, with matching metal-clad outbuildings and classic Sunshine doors that add both character and functionality. Outside, you'll find mature trees, open gravelled areas, fenced paddocks, and a very private setting that blends practicality with peaceful country charm — all within an easy commute to Calgary, Airdrie, or Olds.