



29426 Range Road 292
Rural Mountain View County, Alberta

MLS # A2308526



\$2,440,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,082 sq.ft.	Age:	1940 (86 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	111.16 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Private, Rolling Slope		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	27-29-29-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: Hot Tub, Shop Bar Fridge

OPEN HOUSE SATURDAY JUNE 20th 12- 2! Discover the Perfect Opportunity to Enjoy Country Living on 111 Acres of Beautiful Rolling Land With a Creek Running Through the Property. This Fully Developed 2,082 Sq.Ft. Walkout Home Offers Space, Functionality, and Incredible Views in Every Direction. A Grand Farm-Style Entryway Welcomes You Into the Home Featuring a Warm Country Kitchen With Access to the Veranda, Perfect for Enjoying Evening Sunsets Over the Valley. The Verandas Wrap Around 3 Sides of the Home, Allowing You to Take In the Stunning Views and Peaceful Surroundings From Every Angle. The Main Floor Also Includes a Spacious Dining Area, Comfortable Living Room, Private Office, and Convenient Main Floor Laundry. Upstairs You Will Find 3 Bedrooms Including an Oversized Primary Retreat Complete With a Private Ensuite. The Fully Developed Walkout Basement Features 3 Additional Bedrooms, a 3-Piece Bathroom, and Direct Access to the Outdoor Deck and Hot Tub Area Overlooking the Scenic Valley Below. This Property Is Fully Equipped for Livestock, Hobby Farming, or Equestrian Use With a 100x200 Arena, Fenced and Cross-Fenced Pastures, Barn, Shelters and Two Waterers Already in Place. Outbuildings Include a 24x48 Detached Garage Located Beside the Home, Along With Two Excellent Shop Spaces. One Shop Measures 36x48 While the Second Features a 30x40 Shop Area Complete With Bar Space and an Attached 30x36 Apartment Currently Under Construction. The Apartment Is Framed for a Kitchen, Living Room, and Dining Area on the Main Level With 2 Bedrooms and 1 Bathroom Planned for the Upper Floor. Take Advantage of Everything This Fully Developed Property Has to Offer — The Ideal Blend of Country Lifestyle, Recreation, Multi-Generational Living, and Income Potential.