



3, 31035 Range Road 281
Rural Mountain View County, Alberta

MLS # A2311336



\$589,999

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,018 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Covered, Driveway, RV Access/Parking, RV Carport		
Lot Size:	2.04 Acres		
Lot Feat:	Back Yard, Garden, Pasture		

Heating:	Forced Air, Propane, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-31-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Natural Woodwork, No Animal Home		

Inclusions: Wood Stove, Quonset, Chicken Coup, Play Structure, 3 Rain Water Totes, Bench on Porch, Lean-To Shelter, Bird Tractors,

Welcome to #3 310335 Range Road 281. This charming ranch-style property offers the perfect blend of comfort, functionality, and country living. Offering over 2,000 sq ft above grade, this beautifully designed home features 3 bedrooms, 3 bathrooms, and incredible versatility both inside and out, ideal for those looking to enjoy space, privacy, and lifestyle. As you step inside, you'll immediately appreciate the stunning open timber construction and soaring open-concept layout that creates a warm and inviting atmosphere throughout the home. The kitchen, dining, and family room flow seamlessly together, making everyday living and entertaining effortless. The cozy family room is complete with a wood stove, creating the perfect space to relax and unwind. The large kitchen offers an abundance of cabinet storage, timeless white cabinetry, subway tile backsplash, butcher block countertops, and a convenient breakfast bar combining style and everyday functionality. An additional living area, perfect for a tv room completes the main level. Upstairs, the spacious primary bedroom easily accommodates a king-sized bedroom set and features vaulted ceilings, a 4-piece ensuite, and a walk-in closet. The additional bedrooms are generously sized offering plenty of room for kids of all ages to have their own comfortable space for sleeping, studying, playing, and growing. These are not your typical small secondary bedrooms. Each room offers incredible flexibility and plenty of space to truly make it their own. Finishing out the upper level is a 4-piece main bath. Built with SIPS (Structural Insulated Panels), this home was designed with energy efficiency in mind, offering exceptional insulation and year-round comfort. Outside, the possibilities truly begin. The property offers ample parking for vehicles, trailers, RVs, and guests, along with a dedicated area for livestock. Whether you're

been dreaming of a hobby farm, more space for toys and equipment, or simply a quieter, more self-sufficient lifestyle, this property offers the flexibility to make it happen. Adding even more value is the versatile Quonset, offering endless opportunities for storage, a workshop, equipment space, recreational vehicles, hobbies, or future projects. Enjoy breathtaking sunsets, incredible northern lights, and peaceful country views right from your front porch, all while benefiting from paved roads almost the entire way for easy year-round access. Whether you're looking for peaceful country living, room to grow, or a property that supports both lifestyle and functionality, this unique acreage offers it all. Imagine enjoying quiet mornings, caring for animals on your own land, and ending the day beside the warmth of the wood stove. Don't miss this opportunity to enjoy the space, freedom, and lifestyle that country living has to offer. Book your showing today!