



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32276 Highway 2 A
Rural Mountain View County, Alberta

MLS # A2314401



\$915,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,599 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	19.57 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Native Plants, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum	Sewer:	Open Discharge
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-32-1-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	1
Foundation:	Slab	Utilities:	-
Features:	Open Floorplan		

Inclusions: Any Items left in the outbuildings, garage & quonset

The property you've been searching for! (19.57Acres +/-) Close to Olds but far enough away to have that "Living in the Country" feel. Heated Quonset with Loft (23.5'x32'), Heated, Oversized Double Garage (30'x26'), LARGE Workshop and other out buildings. Green Houses, Fruit Trees Galore. HARVEST apples, pears, cherries, raspberries, haskane berries in the fall. Mountain Views. and plenty of room to run with mature trees. The ranch style bungalow is a workable floorplan and comes with 2 LARGE bedrooms, 4 pce bath, Spacious Living Room with wood burning fireplace. The Kitchen comes with SS appliances including a GAS stove. Dining looks out onto Yard and brings in the Sunshine. The front porch is perfect for the BBQ and morning coffee! There is a Heated Sunroom adding 4 seasons of living space to enjoy! Outside, set up an area for the chickens to free range, add some livestock to the 15 +/- acres of pasture and plant a garden! It's all here waiting for its new owners to call it HOME SWEET HOME!