



**22276 Township Road 704**  
**Rural Greenview No. 16, M.D. of, Alberta**

**MLS # A2318571**



**\$570,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,512 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, Triple Garage Detached		
<b>Lot Size:</b>	3.59 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

<b>Heating:</b>	Boiler, Fan Coil, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	27-70-22-W5
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	CR-1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Water
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island		

**Inclusions:** Mobile gantry crane in workshop.

Welcome to the ideal acreage where country peace meets urban convenience. This 3.59-acre property sits right on the edge of the Town of Valleyview, along Township Road 704. Enjoy the space and privacy of rural living while being connected to Town water and benefiting from being only a stone's throw away from all the amenities located within Town! This property is truly designed to balance convenience, relaxation, and hard work. Starting with the home is a beautifully maintained 1512 sq.ft. main floor which features three spacious bedrooms and two bathrooms. The crown jewel of the home is the 5-piece ensuite bathroom addition. It serves as a private, spa-like sanctuary crafted for pure relaxation. And if you need more space the basement is already partitioned and drywalled. It offers a blank canvas for you to finish according to your lifestyle needs, whether that means extra bedrooms, an entertainment hub, or maybe a basement home gym. Extending outside is a massive, elevated wrap-around deck that frames the east side of the home. It is the perfect spot for morning coffees or summer hosting. For more intimate gatherings, step down to the private patio area at the back perfect for quiet, peaceful evenings. For the mechanic or business owner, the on-site workshop is ideal for work and storage. On one side is a fully heated workspace space equipped with a mobile gantry crane to handle your heaviest projects. On the other side is an open, secure side bay where you can keep your equipment, toys, and vehicles safe from the elements. Properties like this which offer acreage privacy, immediate proximity to town, and all the features you need for work, rest and play is incredibly rare. Book a personal viewing before this opportunity slips away.