



GRASSROOTS
REALTY GROUP

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27028 Township Road 300
Rural Mountain View County, Alberta

MLS # A2326778



\$1,300,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,187 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	40.00 Acres		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	1-30-27-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: none

Looking for the hobby farm that has it all? This exceptional 40-acre property just east of Carstairs offers an extensively renovated 3,187 sq. ft. country bungalow, outstanding equestrian facilities, and everything needed for a turnkey rural lifestyle. The beautifully updated home features three spacious living/family rooms, a stunning gourmet kitchen with a large island that's perfect for entertaining, a huge primary suite with a private ensuite, four additional bedrooms, and two more full bathrooms—offering plenty of room for family and guests. A second residence (mobile home) provides excellent flexibility as guest accommodations, farm help housing, additional storage, or potential rental income. The farm infrastructure is equally impressive, featuring a fully insulated and heated 48' x 125' indoor riding arena (converted from a two-storey chicken barn), a 33' x 100' stall barn with 12' x 12' box stalls and radiant heat, and a 30' x 48' heated shop complete with water service and radiant heat. A backup generator provides added peace of mind for the property's essential buildings. Surrounded by mature trees, the beautifully maintained yard offers privacy and the perfect setting for family gatherings. Additional features include a low-maintenance exterior, three wells, two automatic livestock waterers, a dugout, fenced and cross-fenced pastures, numerous animal shelters, and a meticulously maintained yard in an outstanding location. The land is primarily in pasture and is well suited for horses, cattle, or a variety of hobby farming pursuits. Whether you're looking for an equestrian property, a working farm, or the ultimate country lifestyle, this remarkable property offers endless possibilities.