



GRASSROOTS
REALTY GROUP

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29315 Range Road 44 Road
Rural Mountain View County, Alberta

MLS # A2330182



\$1,750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,704 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	38.18 Acres		
Lot Feat:	Dog Run Fenced In, Farm, Garden, Gentle Sloping, Landscaped, Many Trees		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-29-4-W5
Exterior:	Stucco	Zoning:	Agricultural District
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar		

Inclusions: Window Coverings, Fridge in Storage Room, Shed, Garage Door Opener & Controls

Experience exceptional country living at Farfield Manor, a meticulously maintained Kingsmith built walkout bungalow where timeless craftsmanship meets refined finishes in a peaceful rural setting. Set on 38.18 acres and tucked back from the road, this remarkable property offers an extraordinary sense of privacy & serenity rarely found. The picturesque landscape features approximately 20 acres of open pasture with a year-round natural water source, mature landscaping, a seasonal creek and a naturally beautiful setting that perfectly balances functionality with tranquility. The main floor is bright, airy and beautifully appointed, offering an atmosphere of understated luxury. At the heart of the home is a stunning kitchen featuring granite countertops, timeless linear glass subway tile backsplash, stainless steel appliances including a gas cooktop and abundant workspace for entertaining. Open to the dining area & adjoining great room, the layout is bathed in natural light and complemented by a sophisticated neutral colour palette and refined finishes. The great room is anchored by a striking gas fireplace with a floor-to-ceiling masonry surround, creating a warm and inviting focal point. The primary suite is a private retreat with access to the upper deck, a spacious walk-in closet and a luxurious ensuite featuring a steam shower and classic claw foot soaker tub. Completing the main level is an exceptionally functional laundry and mudroom with extensive cabinetry, generous counter space, abundant storage, and convenient access to the heated triple attached garage. The fully developed walkout level offers a spacious recreation room with in-floor heating and a wet bar, making it ideal for entertaining. A generous second bedroom enjoys an adjoining 4 pc bathroom, while a large den currently serves as a home office but could easily function as a third bedroom. Approx. 870

square feet remains dedicated to storage and mechanical space, presenting an outstanding opportunity to create additional finished living space tailored to your needs. Outside pride of ownership is evident at every turn. Impeccably landscaped grounds showcase mature trees, perennial gardens, inviting outdoor living spaces, and exceptional privacy. The fenced dog park could easily be repurposed as a paddock or enclosure for livestock, complementing the open pasture and year-round water source. Designed for both lifestyle and functionality, the property also features a heated triple attached garage with an indoor/outdoor dog run, a 40' $\times$ 32' powered shop, 36' $\times$ 16' RV/equipment shelter with 30amp power, and a garden shed—ideal for hobbyists, acreage enthusiasts, equestrian pursuits or anyone seeking exceptional workspace and storage. Recent improvements include new shingles installed in 2024 on the home, shop & garden shed, reflecting the meticulous care that defines this exceptional property. Farfield Manor is more than an acreage—it's refined country living with outstanding functionality. GST applicable.