



GRASSROOTS
REALTY GROUP

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31170 Range Road 42 Range
Rural Mountain View County, Alberta

MLS # A2330756



\$1,590,000

Division:	NONE		
Cur. Use:	Farm		
Style:	1 and Half Storey		
Size:	1,441 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	129.64 Acres		
Lot Feat:	Farm		

Heating:	Boiler, Central, In Floor, Natural Gas	Water:	Well
Floors:	Concrete, Hardwood	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Near Town:	Cremona
Basement:	Full	LLD:	10-31-4-W5
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Pantry, Stone Counters, Storage, Walk-In Closet(s)		

Major Use: Cow, Grain, Pasture

Freedom property away from the city or perfect addition to your operation. This 129+ acre property with beautifully finished family home is the perfect spot. With over 2900 developed square feet, this quality built home provides five beds/3 full bath, as well as plenty of room for hobbies and family gatherings. The land holds a large percentage of cleared cropland with small bits of trees to break up the landscape. Nothing says welcome home like the Mountain View from the home. Spanning nearly 180°, the sunsets are second to none. With larger parcels of land, becoming more and more rare, this Ranchette just might be your opportunity. The Calgary airport is less than 60 minutes drive, you’ll find it plenty of neighbors commute to downtown or if you’d prefer the small town life, Cremona, Cochrane and Sundre are close by. A second set of services and building site brings even more possibilities. Don’t forget the Water Valley Saloon and golf course. Local farms, attractions, camps, campsites, and access to the west country and multiple creeks make this larger land parcel extremely attractive. Imagine the memories you’ll make.