



GRASSROOTS
REALTY GROUP

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10 & 20, 30245 Range Road 12
Rural Mountain View County, Alberta

MLS # A2333566



\$1,290,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	1981 (45 yrs old)
Beds:	7	Baths:	5
Garage:	Block Driveway, Carport, Double Garage Attached, Double Garage Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Gazebo, Landscaped, Lawn, No Neighbours		

Heating:	Boiler, Fan Coil, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Laminate, Linoleum, Marble, Tile, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	14-30-1-W5
Exterior:	Mixed	Zoning:	A - Agricultural
Foundation:	Block, Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: MAIN HOUSE: gas stove, fridge, microwave hood cover, built in dishwasher, washer, dryer, all window coverings SECOND HOUSE: fridge, stove, microwave hood cover, washer, dryer, all window coverings, OTHER: 3 garage door openers with 5 remotes, hot tub, firepit, outdoor fireplace, horse shelter, shed in garden, green house, raised garden beds, 2 outdoor cats

Opportunities like this are rare along the QE2 corridor, and don't come along often. Only a 12 mile off pavement, and located just 5 minutes from Carstairs makes it an easy commute to Calgary. Snuggled into the hills of Carstairs Creek coulee, this acreage has outstanding views and breathless sunsets and sunrises ! Surrounded by nature and a mature landscape with plenty of space to breathe and relax. Many possible opportunities await….room for a hobby farm – horses, goats, chickens….large garden with greenhouse to reduce the ever increasing grocery bills and/or sell what you grow at the many local markets….rent out the 2nd home for additional income or have extended family move with you and share the expenses, there's plenty of room and privacy if needed for all and many indoor and outdoor spaces. The place for kids of all ages….on current school bus route….pathways with wild berries and flower picking with a rest stop along the way….treehouse hidden in the back for adventures, and any type of playing in the maintained front field or convert for additional hobby farm space. The property is exceptionally well-equipped with 2 heated garages, one featuring a fantastic loft hobby room, plus a double open garage with lean to storage. You'll also find a large barn-style storage shed and a charming garden shed. Even your pets are pampered, with a Catio attached to the enclosed front deck. Inside, the main home has seen extensive upgrades, including a brand new boiler this summer, a refreshed exterior, new windows, interior and exterior doors, updated flooring, and a beautifully renovated kitchen with modern appliances. A substantial addition has created a dream-worthy primary retreat, complete with a luxurious ensuite and private access to a second-storey front deck. Offering 2774 sq. ft. of

living space, the main home also features a warm and inviting living room with a wood burning fireplace and convenient direct access from the basement to the attached double heated garage. The second residence is equally impressive, offering 1891 sq. ft. all on one level, 2 full bathrooms, and both living and family rooms. Call today to schedule a time to view this wonderful property !