

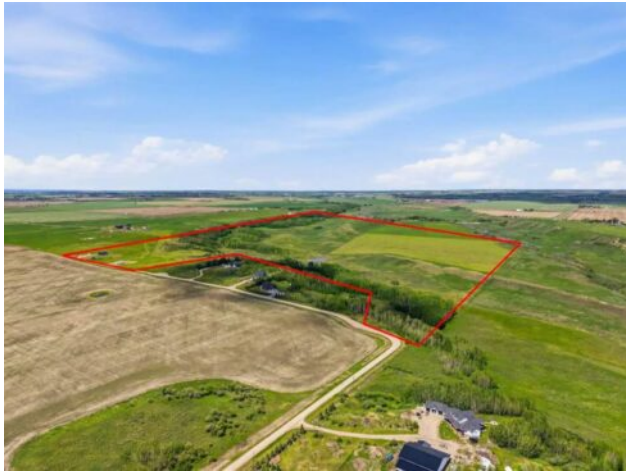


GRASSROOTS
REALTY GROUP

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16, 30480 Range Road 12
Rural Mountain View County, Alberta

MLS # A2338001



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,105 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	148.66 Acres		
Lot Feat:	Private		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	34-30-1-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	2nd Refrigerator in basement		

MASSIVE PRICE DROP! Rare opportunity to own almost 149 acres just minutes from Carstairs, offering space, privacy, views, and incredible potential for the acreage lifestyle you've been dreaming of. This property features a newer, simple, and functional home that provides a practical place to start, while the land gives you room to create something truly your own. With open pasture, treed areas, trails, natural shelter, and beautiful country surroundings, this is an ideal setting for horses, a hobby farm, gardens, chickens, goats, a few cattle, or future plans such as a barn, shop, greenhouse, or riding arena. Approximately 40 acres could be used as hayland, with the balance offering options for grazing, animals, recreation, and added privacy. The home is serviced with electricity, propane, well, and septic, giving you the essentials already in place while still leaving plenty of opportunity to expand and improve over time. The setting feels peaceful and private, yet you're still close to Carstairs, Airdrie, and convenient access to Calgary. If you've been searching for land where you can build your version of country living — not someone else's finished dream — this is a property you need to walk in person to fully appreciate.