



GRASSROOTS
REALTY GROUP

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7311 Township Road 331
Rural Mountain View County, Alberta

MLS # A2338926



\$1,769,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,040 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Triple Garage Detached		
Lot Size:	154.22 Acres		
Lot Feat:	Gentle Sloping, Many Trees, Orchard(s), Pasture, Secluded, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-33-7-W5
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	NA		

WOW where does a person start to describe the wonderful features of this exquisite 154 acre property. The 2040 sq. ft home sitting on a gentle slope above a huge pond is absolutely gorgeous inside and out with a nice surrounding of mature trees. Nature is at its best with the Walton Creek winding its way through the south boundary and with the forestry reserve being close opens up the options of hiking, quading, or horse back riding. The home has 4 spacious bedrooms, 4 bathrooms a beautiful laid out kitchen/dining room area and is accentuated with an attractive living room boasting a wood burning fireplace. The hardwood flooring is truly amazing and adds to the class of this home. The walk out basement is fully finished and leads out to a deck where you can enjoy relaxing and watching the wildlife meander by. The detached triple car garage has concrete floor is lined and heated. The shop/barn is 30x40 and is lined and heated as well. There is a three bedroom cabin with wood heater, another secondary garage, a large heated greenhouse, 2 chicken coops with fencing and storage sheds. As a unique bonus there are 3 orchards hosting haskap berries, saskatoons, dwarf sour cherries, raspberries and currents. There is oil revenue of approx. \$3700.00 annually. This is a parcel that when you view it I'm sure we will hear a WOW.