



GRASSROOTS
REALTY GROUP

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4446 Highway 579
Rural Mountain View County, Alberta

MLS # A2343756



\$1,205,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,505 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	6.05 Acres		
Lot Feat:	Pasture, See Remarks, Treed		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Mound Septic, Septic Tank
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-29-4-W5
Exterior:	ICFs (Insulated Concrete Forms), See Remarks, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	sauna, waterer, sheds, animal shelters, chicken coop, greenhouse, raised garden beds,		

Discover the freedom of country living on 6 acres of AG ZONED land, surrounded by agricultural land use with no nearby neighbors and the convenience of paved access all the way to the property. This acreage is animal ready with fenced areas, livestock waterer, shelters, and a chicken coop already in place. The home has been designed to offer flexible space for family, work, and recreation. Welcome yourself home through the wonderful mudroom (with hanging and storage systems for organization) that has separate and convenient access from either the front veranda or the garage- keeping everyone organized and any mess hidden from the main entry and open living spaces. This area also includes the laundry room. The open concept main living space has a soaring vaulted ceiling and a wood burning wood stove, hardwood floors, quality knotty wood cabinetry with granite countertops, pantry, and stainless appliances. The balance of the main floor holds a primary bedroom with walk in closet, large windows with views to the west and a 5 piece ensuite. There is also a good sized office (or 4th bedroom) and a 2 piece bathroom. The lower level is made warm with its in floor heat and consists of a large family and recreation room, an additional office or hobby room, 2 additional bedrooms with big windows for natural light, and a 4 piece bath. The home was constructed with quality and energy efficiency in mind-beginning with the ICF foundation, a quality acrylic stucco finish, an attached 28 x 36 garage (with in-floor heat), lots of large windows, and a sprawling veranda across the front of the house. Additional sheds, raised garden beds with greenhouse, and a newer wood burning sauna with magnificent views towards the west pasture. With agricultural land, established animal infrastructure, quality construction, and a private setting-this property offers a rare

combination of functionality, comfort, and rural freedom-and all with easy paved access.