



GRASSROOTS
REALTY GROUP

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30039 Range Road 14
Rural Mountain View County, Alberta

MLS # A2345333



\$974,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,501 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	4.54 Acres		
Lot Feat:	Dog Run Fenced In, Many Trees, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-30-1-W5
Exterior:	Wood Frame	Zoning:	R-CR1
Foundation:	Preserved Wood	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters		

Inclusions: White chicken shed, Wood Shed by House, Green Sea Can, Cat/Garden Shed

Tucked away on the very south end of Carstairs where Mountainview County meets, you'll find a peaceful 4.54 acre property just waiting for your enjoyment. This property offers the perfect balance of town life living and country acreage—you'll never have to sacrifice being too far away from the grocery store or school. The home features four generous sized bedrooms, three bathrooms, and a wonderfully updated kitchen in the heart of the home, complete with oversized pantry. It's a place where you'll want to come home to at the end of the day to truly find peace away from the city. Two wood burning fireplaces provide warmth in the winter, while still relying on all of the ideal comforts of modern living—a water filtration system, air conditioning, new hot water tank in 2024 and MORE. Outside find an incredible detached shop/garage with lofted area, fenced pastures, and plenty of trees for privacy. The possibilities are endless with a property like this SO CLOSE to town—call your realtor today to book a private showing!