



GRASSROOTS
REALTY GROUP

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29314 Range Rd 53
Rural Mountain View County, Alberta

MLS # A2346751



\$1,175,000

Division:	NONE		
Cur. Use:	-		
Style:	Cottage/Cabin		
Size:	964 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	64.40 Acres		
Lot Feat:	Creek/River/Stream/Pond, Many Trees, Pasture		

Heating:	In Floor, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Wood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Near Town:	Cremona
Basement:	None	LLD:	21-29-5-W5
Exterior:	Log, Wood Siding	Zoning:	AG-2
Foundation:	Preserved Wood	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Laminate Counters		

Major Use: Hay

GREAT LOCATION!! PROPERTY LIKE THIS RARELY COMES ALONG. Minutes SW of Water Valley is a super 64.4 acre AGRICULTURE ZONED parcel with LOT OF TREES and open Pasture land. Buildings include a 1 1/2 storey log cabin home on a treated wood foundation, a large double garage, a 23' x 30' Quonset/Workshop with concrete floor and hay shed for crop storage. Enjoy it as a full time residence, a recreational getaway or perhaps a place to build your dream home in a gorgeous & peaceful location. It offers the best of both worlds with plenty of quiet privacy yet quite accessible to the Town of Cochrane or Calgary. Covered decking with entry to the open concept cabin featuring in-floor heat and a lovely Franklin stove in the corner of the main area. The primary bedroom, 4pc bathroom with a claw tub and the laundry room with stacking washer & dryer completes the main floor. Upstairs in the loft is another spacious bedroom at the end of the open hallway. Water Softener, Water Heater & Filtration system are included. This is a fully serviced lot with a high producing well (10 year old pump) a septic tank & field and a SEASONAL CREEK runs across the land.