



**GRASSROOTS**  
REALTY GROUP

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**47, 33009 Range Road 55**  
**Rural Mountain View County, Alberta**

**MLS # A2202450**



**\$386,500**

<b>Division:</b>	Rural Mountain View County		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Modular Home		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.60 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Co-operative, Well
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 131
<b>Basement:</b>	None	<b>LLD:</b>	5-33-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

#47 WILLOW HILL ESTATES presents an OPPORTUNITY to secure the idyllic ACREAGE you have always envisioned! Spanning over HALF an ACRE, this property is graced with mature trees that offer abundant SHADE and privacy, creating a tranquil retreat from the everyday hustle. The raised GARDENS beckon to your inner gardener, promising a VIBRANT array of blooms and HOMEGROWN produce. Picture balmy evenings enjoyed around your PRIVATE fire pit, a cozy haven ideal for GATHERING with friends and family under a starlit sky. The property BORDERS an UNDEVELOPED utility reserve, enhancing your sense of space and room with FEWER neighbours nearby. At the HEART of this property lies a well-maintained 1992 modular home, featuring a remarkable 40x14 ADDITION that blends seamlessly with the original structure, providing extra space and comfort. This GREAT ROOM addition serves as a multifunctional area. Inviting family gatherings around the WOOD-BURNING stove, which radiates warmth and cheer, creating an irresistible ambiance. Currently utilized as a dining room, this versatile space, can easily TRANSFORM into a cozy family room or even accommodate a pool table, ensuring it meets the EVOLVING needs of your household. The home offers ample storage solutions and the potential to expand with additional bedrooms, featuring two extra rooms conveniently situated down a short hall. This unique floor plan is ideally suited for living with the expansive great room functioning as the CORE of the home, encouraging lively socializing. Two doorways provide a thoughtful SEPARATION from the main living areas. In the main section, the PRIVATE primary bedroom is a serene retreat, nestled at one end of the home, COMPLETE with an oversized ensuite that spans the entire width. This well-designed ensuite is

EQUIPPED with a stand-up corner shower, a built-in makeup vanity that adds a touch of elegance, and a spacious tub and sink & vanity. At the opposite end of the home, two additional bedrooms are accompanied by the main bathroom, enhancing privacy for family members or guests. There is a SECOND sun-filled living room that has unique floor-to-ceiling windows. These allow an abundance of NATURAL LIGHT and views to the west. They overlook the covered 24x14 DECK, a perfect spot for relaxation, where you can sip your morning coffee or unwind in the evenings. Centrally positioned, the kitchen serves as the HUB of this versatile home, bursting with natural light pouring in through well-placed windows and a skylight. The abundance of oak CABINETS adds a warm touch, while the efficient U-shaped layout ensures that appliances are just a step or two away for your CONVIENCE. A charming built-in corner cabinet could easily be transformed into the perfect coffee station, making every morning quick and easy. This affordable acreage offers you the chance to ESCAPE the city's hustle and bustle, providing ample space for family, extended family and pets alike. Embrace the acreage lifestyle !!