



GRASSROOTS
REALTY GROUP

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30038 Range Road 280
Rural Mountain View County, Alberta

MLS # A2205092



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,282 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	40.00 Acres		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	1-30-28-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to your dream acreage east of Carstairs or NE of Crossfield—40 acres of countryside offering mountain views, privacy & endless possibilities. Whether you're looking for a peaceful retreat, a hobby farm, or a place to keep horses, this property is ready to accommodate your vision. The land & outbuildings include 40 acres of fully fenced & cross-fenced land with an outdoor arena that is 95x90 with sand footing plus a deep dugout at the back of the property. Gated entry for added security & seclusion. Enjoy the 33' x 29' gorgeous red barn that has 4 box stalls, enclosed tack room & upstairs storage & multiple sheds & structures providing ample storage & shelter for animals or equipment. Raised garden beds & mature trees create a lush, inviting landscape. This charming 1,282 sq. ft. 3-level split home is designed for comfort & functionality. Step inside & head up a few stairs to the main living area, where large windows fill the space with natural light. Spacious family room is perfect for gatherings & relaxation. Open kitchen & dining area with direct access to the deck that offers views of the pastures & mountains, & a place where you can sip your morning coffee while watching the horses roam. The primary bedroom features a private 3-piece ensuite & there is an updated 4-piece bathroom in the hallway for added convenience. Two additional spacious bedrooms are just a few steps up. The partially finished basement offers a large open space, ready to be customized as a family room, additional bedroom, or entertainment area. Gas line in place for a future fireplace. Laundry room & another 4-piece bathroom make this space versatile & functional. Extras include a double attached garage, perfect for vehicles & storage. Plenty of space to expand, build, or create the country lifestyle you've always envisioned. Don't miss this incredible opportunity to own a piece of

paradise with the perfect blend of privacy, practicality & picturesque scenery.