

30344 Range Road 282
Rural Mountain View County, Alberta

MLS # A2244609



\$1,340,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,834 sq.ft.	Age:	2003 (22 yrs old)
Beds:	5	Baths:	4
Garage:	Quad or More Detached		
Lot Size:	15.90 Acres		
Lot Feat:	Rectangular Lot, Seasonal Water		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	22-30-28-W4
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Ag
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Drapery Rods, Playset, Shedsx4, Horse Shelter, Stock Waterer

Welcome to Your Dream Acreage with over 3,400 Sq Ft of interior space! From the moment you arrive, you'll be impressed by the smooth ASPHALT DRIVEWAY and the immaculately maintained grounds of this must-see fully finished 5-bedroom, 4-bathroom BUNGALOW. Nestled on just under 16 acres—that includes ~11 acres of pasture. This property blends functionality with comfort, perfect for both family living and rural lifestyle enthusiasts. The spacious and bright interior boasts hardwood floors, a vaulted great room, and a cozy WOOD-BURNING STOVE in the living room. The kitchen is a chef's delight, a huge PANTRY, featuring GRANITE COUNTERTOPS and a CENTRE ISLAND, ideal for gathering and entertaining. The home offers two laundry rooms (1 up & 1 down), a dedicated OFFICE, and a flex room/gym to suit your unique needs. The spacious primary bedroom with 5-Piece ENSUITE and office are conveniently located on the main floor. Enjoy the peace of mind of TRIPLE PANE WINDOWS, the AIR CONDITIONING on a hot day or a soak in the walk-in variable speed air tub. The outdoors are just as impressive with the efficiency of a stock waterer and animal paddock complete with a horse shelter. There is also a beautiful GARDEN area with shed, and a SEASONAL CREEK that runs through the back of the property. Entertain or relax on the 10x30 covered deck, and take advantage of the dog run for your furry companions. A massive 60x40 HEATED SHOP with 16x12 and 10x8 overhead doors and a 3-piece bathroom makes for a great space to store your equipment, toys, storage or work on projects or hobbies. This one-of-a-kind property still allows for communicability being only about 20 minutes to Didsbury or Carstairs or 30 minutes to Airdrie. Don't miss your chance to own this incredible home! GST is NOT included in the list

price.