



31275 Range Road 13 , Rural Mountain View County, Alberta - \$899,000



Main Photo

Property Description

This property boasts a prime, high-visibility location with easy access to major routes, just 3 km west of the QE2 at DIDSBURY. Set on an expansive 4-ACRE PROPERTY, you'll find 5 STORAGE SHEDS and a FENCED PASTURE equipped with an animal shelter, and heated water for livestock. This renovated home offers 2,300 +/- sq ft of interior space and features an OPEN CONCEPT LAYOUT with a bright & unique kitchen with an eat up bar, good sized living & dining rooms + big windows throughout offering tons of natural light and views all the way around the property. 2 bedrooms + 2 bathrooms up and another bedroom + den and bathroom down. This home also offers a Summer kitchen for added convenience. Enjoy the MAIN FLOOR LAUNDRY, a cozy wood-burning stove, as well as 2 DECKS for outdoor relaxation & shade under the pergola. Hot tub included for your added enjoyment! The basement has a games/hobby area and IN FLOOR HEAT with newer windows & updates throughout. The insulated 60x35 SHOP is equipped with 220V single-phase power. IN-FLOOR & RADIANT HEATING ensuring year-round comfort with

an attached 40 ft wired sea can featuring a developed reception & storage areas. This unique property has had an Auto Body business operated on the property in the shop (business package is available for purchase to the acreage buyer directly from the Seller). Don't miss your chance to schedule a viewing today and embark on your journey toward a fulfilling new acreage lifestyle!

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