\$899,900 - 32570 Range Road 51, Rural Mountain View County

MLS® #A2201827

\$899,900

7 Bedroom, 3.00 Bathroom, 1,992 sqft Residential on 20.00 Acres

NONE, Rural Mountain View County, Alberta

"MAY YOUR TROUBLES BE LESS & YOUR BLESSING BE MORE & NOTHING BUT HAPPINESS COME THROUGH YOUR DOOR!â€lof this beautiful 20 acre charming country GEM!" Welcome to a lucky findâ€"a spacious 7-bedroom, 3-bathroom treasure, steeped in pride of ownership by the original owners and overflowing with possibilities. Set against the backdrop of sweeping countryside & mountain views, & only minutes from town, this very well kept 2 Story, with over 1800 sq ft of living space (above grade), plus a partially developed basement is your golden opportunity to live the good life! Originally built with care, the home was expanded in 1992 with a front addition & a full second storyâ€"creating even more room for your growing clan or home-based business. Updates have been rolling in like a "Pot Oâ€[™] Gold!―: new siding (2023), new shingles (2022), some new plumbing & electrical, newer kitchen, & flooringâ€"all done so you don't have to lift a finger, unless it's to toast to good fortune while sitting on your covered deck. The generously sized living room welcomes you with a cozy gas fireplace, perfect for storytelling or watching your favorite show on chilly nights. One of the main floor bedrooms offers flexible space for a home office, craft studio, or guests. Outside, it gets even better! 4 of the 7 spacious bedrooms are located upstairs, along with a nice sized bonus



room and 3-piece bathroom. 2 More bedrooms, a recreational room and plenty of storage is what you will find downstairs. Seriously! There is so much living space in this home! A separate well for the house AND one for the barn area ensures an endless water supplyâ€"because luck should never run dry! Designed for those living the country dream, the 24x32 wired barn (could be converted into a great workshop), complete with stalls & a tack room, 16x32 cattle shed, corrals, & cross-fenced pastures are ready for your four-legged residents. And let's not forget the lush garden area, perfect for your family to harvest! Everywhere you look, breathtaking views & abundant wildlife bring nature's magic to your doorstep. Set just off the pavement & close to town, this peaceful homestead is the perfect blend of convenience & countryside charm. Don't press your luck waitingâ€"this home is a rare & fortunate find. "Home Is Where Your Story Begins!― And YOUR STORY Begins RIGHT HERE!

Built in 1970

Essential Information

MLS® #	A2201827
Price	\$899,900
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,992
Acres	20.00
Year Built	1970
Туре	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

SubdivisionNONECityRural Mountain View CountyCountyMountain View CountyProvinceAlbertaPostal CodeTOM 1X0AmenitiesUtilitiesNatural Gas at Lot Line, PropaneParking Spaces6ParkingDriveway, Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached# of Garages1InteriorInteriorJetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl WindowsAppliancesDishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window CoveringsHeatingFireplace(s), Forced Air, PropaneCoolingNoneFireplaces1FireplacesLiving Room, PropaneHas BasementYesBasementYesBasementYesBasementFire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Storage Lawn, Level, Native Plants, Pasture, Rectangular Lot, Views, MeadowRofAsphalt ShingleConstructionVinyl Siding, Wood FrameFoundationPoured ConcreteAdditional InformationPoured Concrete	Address	32570 Range Road 51	
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ConstructionVinyl Siding, Wood FrameFoundationPoured ConcreteAdditional Information	Lot Description		
Foundation Poured Concrete Additional Information	Roof	Asphalt Shingle	
Additional Information	Construction	Vinyl Siding, Wood Frame	
	Foundation	Poured Concrete	
Date Listed March 13th, 2025	Additional Information		
	Date Listed	March 13th, 2025	

Date Listed	March 13th, 2028
Days on Market	38
Zoning	AG

Listing Details

Listing Office CIR Realty

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