

**32232 Range Road 42**  
**Rural Mountain View County, Alberta**

**MLS # A2188678**



**\$849,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,291 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Side, Oversiz		
<b>Lot Size:</b>	18.48 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Front Yard, Garden, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	15-32-4-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Block, Combination, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge (x2), Stove, Hood Fan, Microwave, Built-In Dishwasher, Deep Freeze (x2), Washer, Dryer, Ceiling Fan, All Window Coverings, Lawn Tractor, Garage Control & Remote

Once upon a time, nestled amidst the rolling hills & endless skies of Mountain View County, there lay a hidden gem—a magical 18.48-acre haven brimming with charm & possibilities. This storybook retreat, lovingly cared for & thoughtfully designed, awaits its next chapter with a family ready to make memories within its enchanting embrace. As you approach the property, a sense of peace will wash over you, the sprawling land gently whispering promises of quiet mornings & golden sunsets. The heart of this tale begins in a delightful home, where five cozy bedrooms, two tucked upstairs & three nestled below, stands ready to welcome dreamers & adventurers alike. The main floor sparkles with warmth & light, its spacious & bright living room boasts East-facing windows that invites the first rays of dawn to dance across the room. Here, mornings fell like poetry, as sunlight streams in, painting the walls with golden hues. Steps away, the dining room opens onto a large covered East-facing deck. A perfect perch for enjoying a steaming cup of coffee while gazing at the picturesque landscape that stretches far & wide. In the heart of the home lay a kitchen that is nothing short of a culinary masterpiece. Renovated with care, it features Corian counters, hickory cabinets, and a touch of magic in every corner. It's a place where recipes turn into family heirlooms & laughter fills the air. Vinyl plank flooring runs throughout the main floor, a modern touch that adds both beauty & durability. The primary bedroom, cozy yet grand, awaits its role as a restful sanctuary, ready to hold your dreams as you drift off to sleep. Venturing downstairs, the story grows richer. Three more spacious bedrooms provide room for everyone to write their own adventures, while a charming recreational room, currently dressed as a library, stands as a haven for the imagination. Its shelves brimming with tales of

faraway lands & daring heroes, perfect for cozy evenings spent exploring the pages of a good book. A 3-piece bathroom adds a touch of convenience, ensuring comfort for family & guests alike. The walkout basement opens onto a world of possibilities, but the property's magic doesn't end there. A massive 35x27 workshop, equipped with cabinets, benches, & radiant heat, stands ready to inspire creativity & hard work. Beside it, an oversized double garage offers plenty of space for carriages—or as they are called today, vehicles of various sizes. Outside, the land weaves its own tale. Fenced and cross-fenced, it is thoughtfully set up for various stock, while a raised & fenced garden stands proudly, waiting to grow delicious vegetables under the sun's tender care. The vast property invites exploration, adventure, & the kind of peace only found in nature's embrace. This is not just a house—it is a home filled with endless opportunities for laughter, growth, & cherished memories. A place where every sunrise paints a new beginning & every sunset promises another tomorrow. &ldquo;Home Is Where Your Story Begins!&rdquo;