

29556 Range Road 15
Rural Mountain View County, Alberta

MLS # A2190286



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,051 sq.ft.	Age:	1902 (123 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	147.94 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm		

Heating:	Boiler	Water:	Dugout, Well
Floors:	Hardwood, Tile	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	31-29-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Jetted Tub, Kitchen Island, See Remarks, Separate Entrance, Storage		

Inclusions: Grain Bin, All sheds/shelters, All metal panels & gates, corral system (chute), Hot Tub & Gazebo

Picturesque quarter with historic, HERITAGE HOME on 148 +/- ACRES located just off pavement minutes SW of CARSTAIRS with easy access to 2A. This serene parcel offers diverse land: a mix of rolling land including a beautiful COULEE, MATURE TREES in the yard site, a few newly seeded pastures, some native pasture, a piece of cultivated land & cross-fencing + newer perimeter fencing. It's perfect for anyone seeking country living or a rural retreat. The property is enhanced by numerous springs, a seasonal creek meandering through it offering both scenic views and natural tranquility. You'll love the Character Homes HARDWOOD FLOORS & the main floor hosts a large Living Room, a classic Dining Room, updated Kitchen + 2 rooms that could be used as Bedrooms or an Office. Upstairs houses 3 good sized bedrooms & a large bathroom with JET TUB. The WALK UP basement is perfect for STORAGE and has a new Boiler for the Hot Water Heating System. Enjoy the SUNNY SOUTH DECK for morning coffee with great views & a GAZEBO featuring a HOT TUB (included). The home was fully renovated in 2010 including most of the windows. In addition to the natural features, the property includes various outbuildings: QUONSET, DOUBLE DETACHED GARAGE, a small cabin and a barn (previously used for dairy farm operations) with stalls. They're older but still very usable. PLUS corrals, horse shelters and 2 auto-waterers (one new in 2024). There are 2 DUGOUTS & 2 Water Wells (one at ~10 gpm & one at ~2 gpm at the garden shed). Backup Generator Power is wired to hook up to. Large Parcel FARMS don't hit MLS very often, so don't miss your OPPORTUNITY to own this one! Please do not enter with out an appointment. GST is not included in listing price.