

\$949,900 - 30453 Range Road 282, Rural Mountain View County

MLS® #A2154113

\$949,900

4 Bedroom, 3.00 Bathroom, 1,510 sqft
Residential on 85.63 Acres

NONE, Rural Mountain View County, Alberta

Take the opportunity to relocate to the countryside and embrace a rural lifestyle just minutes from Carstairs and 40 minutes from Calgary! Don't miss out on this impeccably maintained 85.63-acre hobby farm featuring a traditional 1 1/2-storey home nestled among mature trees. This property comes with a fantastic array of functional outbuildings for storing machinery and equipment, as well as for housing horses and other livestock. This affordable dream setup is perfect for aspiring equestrian, rodeo, cattle, or 4-H enthusiasts, boasting plenty of fully fenced pasture and ample space for constructing both indoor and outdoor riding arenas and additional paddocks. The well-kept home is ready for you and your family, showcasing recent renovations in the flooring, kitchen, and main-level bathrooms. The living room features beautiful hardwood flooring, a built-in entertainment center, and a cozy wood-burning fireplace, creating a comfortable atmosphere. Large composite front and wooden back decks provide the ideal setting for outdoor living as you enjoy your lovely yard, gardens, trees, and flowers—perfect for watching both sunrises and sunsets in your preferred sun/shade and temperature. The outbuildings include a historic hip-roof barn (40x48) with a hydrant, an insulated and heated quonset shop (40x60), an open face livestock shelter (24x72), and a newer



straight-wall barn (38x100) featuring 10 horse box stalls (10x12), a tack room, and a hydrant.

Youâ€™ll also find a full set of corrals, sorting and feed pens, automatic waterers, hydrants, a livestock scale cage, three steel grain bins (approximately 3000 bushels each), two hopper bottom bins, and a feed mill setup complete with augers. As a bonus, the current surface lease revenue of \$3,780 easily offsets the county taxes and provides you with extra income each year.

Built in 1935

Essential Information

MLS® #	A2154113
Price	\$949,900
Sold Price	\$908,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,510
Acres	85.63
Year Built	1935
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Sold

Community Information

Address	30453 Range Road 282
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

Amenities

Parking	Parking Pad
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Interior

Interior Features	Kitchen Island, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Farm, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2024
Date Sold	September 24th, 2024
Days on Market	53
Zoning	1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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