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4142 Township Road 290
Rural Mountain View County, Alberta

MLS # A2333545



$774,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,553 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad		
Lot Size:	5.16 Acres		
Lot Feat:	Cleared, Few Trees, Gentle Sloping, Lawn, Pasture, Views		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	**Sewer:**	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	2-29-4-W5
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	Ag-District(A)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

SPECTACULAR VIEW WITH A HOME...Perched on the crest of a hill, this 5 acre property explodes with a panoramic view of the Rocky Mountains. You will find this property on the border of Mountain View County and Rocky View County 15 minutes north of Cochrane off of Hwy 22. The 1600 sq ft RTM home sits on a full concrete basement with 9 ft ceilings and in floor heat just waiting for you to design it to suit your needs. The main floor is home to 3 bedrooms, a full bathroom and large ensuite as well as main floor laundry. The living room and primary suite faces west and with the addition of some garden doors and wrap around deck you would be able to watch sunsets and mountain peaks in the evening. The footings are in place to build an attached double garage to the south. There's plenty of room for you to have a couple horses with the bulk of the property being excellent pasture with a nice shelter belt on the north end. This truly is the property to jump on because you may always find the perfect home without a view OR you can find the VIEW and make the home perfect for YOU.

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