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28159 Township Road 300 Township Rural Mountain View County, Alberta

MLS # A2341325

$799,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home-Double Wide		
Size:	1,522 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	3	**Baths:**	2
Garage:	Driveway, RV Access/Parking		
Lot Size:	29.50 Acres		
Lot Feat:	Farm, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, Pasture		

Heating:	Forced Air	**Water:**	Well
Floors:	Laminate, Linoleum	**Sewer:**	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	None	**LLD:**	35-29-28-W4
Exterior:	Vinyl Siding	**Zoning:**	AG
Foundation:	Block	**Utilities:**	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: ALL appliances are sold "as is - where is" (dishwasher & washing machine not belieived to be working) / 4 sheds

Escape to the country and live your rural lifestyle dream on this 29.5 acre property east of Carstairs in Mountain View County— 1 km off paved paved Highway 791, 15 minutes from town, and 40 minutes to the Calgary International Airport. Featuring a 3-bedroom, 2-bathroom mobile home with a functional addition (new flooring 2026) and a spacious covered deck, the freshly cleaned up and landscaped yardsite showcase a beautiful blend of open space, mature trees, fire pit area, grass pasture, and 19 acres of highly productive cropland. Partial perimeter fencing exists. 40’x80’ steel frame tarp shed for vehicle, toy and equipment storage has new power line to breaker box. Second driveway & homesite with idle power service, natural gas, and an old water well (no data) could be just the place for your horse barn, shop, arena, livestock pens, or a second residence (with county approval). This parcel currently brings in $2,375 in annual cultivated crop land rental revenue (including GST), this property truly presents endless possibilities for a peaceful rural lifestyle, equestrian pursuits, hobby farming, &/or agricultural investment. "Property is being sold as-is/where-is."

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