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8, 31264 Highway 2 A
Rural Mountain View County, Alberta

MLS # A2342809



$1,095,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,275 sq.ft.	**Age:**	1967 (59 yrs old)
Beds:	4	**Baths:**	2
Garage:	Triple Garage Attached		
Lot Size:	7.95 Acres		
Lot Feat:	Landscaped, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Ceramic Tile, Hardwood, Vinyl	**Sewer:**	Holding Tank, Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	17-31-1-W5
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-CR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Garage door controls, all window coverings.

You will never want to leave home! This perfect setup and location has it all located on 7.95 acres. Starting with the most beautiful treed yard, you will also have your own coulee with pond, mountain, creek and valley views. The fully developed updated brick home comes with 5 bedrooms with over 2500 sq ft of developed area. It has a 3 car attached garage and two oversized decks allowing you to sit outside when the A/C feels too cold. In addition to all this there are another two heated buildings with one having its own illegal suite. There is lots of area to put your horses with additional room left over for all the toys, trucks and equipment you want to have. With pavement to your property and no banned roads your options are endless. It is a must see in person to appreciate the feeling of being home. Their is also a adjoining 2 acre parcel zoned 1-BP with a 40x 120 shop with hoist available separately from this acreage.

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