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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

27028 Township Road 300
Rural Mountain View County, Alberta

MLS # A2355562

$1,099,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,188 sq.ft.	**Age:**	1960 (66 yrs old)
Beds:	5	**Baths:**	3 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	40.00 Acres		
Lot Feat:	Farm, Private, See Remarks, Treed		

Heating:	Boiler	**Water:**	Well
Floors:	Vinyl Plank	**Sewer:**	Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Partial	**LLD:**	1-30-27-W4
Exterior:	Metal Siding , Wood Frame	**Zoning:**	1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: NONE

Welcome to your turn-key country retreat! As you drive up the picturesque, tree-lined driveway, you'll immediately feel the tranquility of 40 stunning acres of rolling Alberta countryside. Situated just east of Carstairs, this property offers not just a home, but the lifestyle you've always imagined. Whether you dream of early morning rides, fresh country air, or a place where your family can truly grow and thrive, this exceptional equestrian estate is ready to welcome you. The beautifully renovated bungalow offers 3,187 sq. ft. of living space designed for comfort and connection. Step into a warm, inviting foyer that leads to a sunlit living room filled with natural light and rich textures—perfect for gathering with loved ones. The gourmet kitchen, anchored by a spacious center island, is ideal for morning coffees, long conversations, and effortless Sunday brunches. With three generous living and family rooms, everyone has their own space to relax, read by the fire, or enjoy game nights with friends. The private primary suite features a luxurious ensuite, creating a peaceful retreat at the end of the day. Four additional bright bedrooms and two full bathrooms ensure comfort for children, extended family, or overnight guests. A second residence—a mobile home—offers wonderful flexibility for multi-generational living, private guest accommodations, farm help, or rental income. Designed for year-round enjoyment and ease, the property’s infrastructure supports your passions without compromise. Ride in comfort in the fully insulated, heated 48' x 125' indoor arena, originally a vintage two-storey barn. The radiant-heated stall barn (33' x 100') provides cozy, well-ventilated 12' x 12' box stalls for your horses. A heated workshop (30' x 48') with full water service and radiant heat is perfect for projects, equipment storage, or hobbies. The land is fully fenced and

cross-fenced, with animal shelters, a dugout, three reliable wells, and two automatic livestock waterers to ensure your animals are always cared for. An integrated backup generator keeps essential buildings powered at all times. Mature trees surround the yard, offering complete privacy and a serene setting—an ideal place to create lasting memories. This is a rare opportunity to embrace the country lifestyle you've been dreaming of, with every detail thoughtfully designed for comfort, convenience, and enjoyment.

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