

\$899,900 - 32570 Range Road 51, Rural Mountain View County

MLS® #A2201827

\$899,900

7 Bedroom, 3.00 Bathroom, 1,992 sqft
Residential on 20.00 Acres

NONE, Rural Mountain View County, Alberta

"MAY YOUR TROUBLES BE LESS & YOUR BLESSING BE MORE & NOTHING BUT HAPPINESS COME THROUGH YOUR DOOR!" of this beautiful 20 acre charming country GEM!" Welcome to a lucky find—a spacious 7-bedroom, 3-bathroom treasure, steeped in pride of ownership by the original owners and overflowing with possibilities. Set against the backdrop of sweeping countryside & mountain views, & only minutes from town, this very well kept 2 Story, with over 1800 sq ft of living space (above grade), plus a partially developed basement is your golden opportunity to live the good life! Originally built with care, the home was expanded in 1992 with a front addition & a full second story—creating even more room for your growing clan or home-based business. Updates have been rolling in like a "Pot O' Gold": new siding (2023), new shingles (2022), some new plumbing & electrical, newer kitchen, & flooring—all done so you don't have to lift a finger, unless it's to toast to good fortune while sitting on your covered deck. The generously sized living room welcomes you with a cozy gas fireplace, perfect for storytelling or watching your favorite show on chilly nights. One of the main floor bedrooms offers flexible space for a home office, craft studio, or guests. Outside, it gets even better! 4 of the 7 spacious bedrooms are located upstairs, along with a nice sized bonus



room and 3-piece bathroom. 2 More bedrooms, a recreational room and plenty of storage is what you will find downstairs. Seriously! There is so much living space in this home! A separate well for the house AND one for the barn area ensures an endless water supplyâ€”because luck should never run dry! Designed for those living the country dream, the 24x32 wired barn (could be converted into a great workshop), complete with stalls & a tack room, 16x32 cattle shed, corrals, & cross-fenced pastures are ready for your four-legged residents. And letâ€™s not forget the lush garden area, perfect for your family to harvest! Everywhere you look, breathtaking views & abundant wildlife bring natureâ€™s magic to your doorstep. Set just off the pavement & close to town, this peaceful homestead is the perfect blend of convenience & countryside charm. Donâ€™t miss your luck waitingâ€”this home is a rare & fortunate find. â€œHome Is Where Your Story Begins!â€• And YOUR STORY Begins RIGHT HERE!

Built in 1970

Essential Information

MLS® #	A2201827
Price	\$899,900
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,992
Acres	20.00
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address 32570 Range Road 51
Subdivision NONE
City Rural Mountain View County
County Mountain View County
Province Alberta
Postal Code T0M 1X0

Amenities

Utilities Natural Gas at Lot Line, Propane
Parking Spaces 6
Parking Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached, Driveway
of Garages 1

Interior

Interior Features Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows
Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating Fireplace(s), Forced Air, Propane
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Living Room, Propane
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Meadow, Native Plants, Pasture, Rectangular Lot, Views, Fruit Trees/Shrub(s)
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025
Days on Market 20
Zoning AG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.