

**32570 Range Road 51**  
**Rural Mountain View County, Alberta**

**MLS # A2201827**



**\$894,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	1970 (55 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Lev		

<b>Heating:</b>	Fireplace(s), Forced Air, Propane	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	35-32-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Natural Gas at Lot Line, Propane
<b>Features:</b>	Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer, Dryer, All Window Coverings, Ceiling Fans, Deep Freeze

"MAY YOUR TROUBLES BE LESS & YOUR BLESSING BE MORE & NOTHING BUT HAPPINESS COME THROUGH YOUR DOOR!&hellip;of this beautiful 20 acre charming country GEM!" Welcome to a lucky find&mdash;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&mdash;creating even more room for your growing clan or home-based business. Updates have been rolling in like a &ldquo;Pot O&rsquo; Gold!&rdquo;; new siding (2023), new shingles (2022), some new plumbing & electrical, newer kitchen, & flooring&mdash;all done so you don&rsquo;t have to lift a finger, unless it&rsquo;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 supply&mdash;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 let's not forget the lush garden area, perfect for your family to harvest! Everywhere you look, breathtaking views & abundant wildlife bring nature's magic to your doorstep. Set just off the pavement & close to town, this peaceful homestead is the perfect blend of convenience & countryside charm. Don't press your luck waiting—this home is a rare & fortunate find. "Home Is Where Your Story Begins!" And YOUR STORY Begins RIGHT HERE!