

30108 Range Road 55  
Rural Mountain View County, Alberta

MLS # A2237789



**\$1,899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,571 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	150.00 Acres		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Farm, Many Trees, Native Plants, No Neighbours		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas, Wood, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Open Discharge, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	7-30-5-W5
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, Sauna, Sump Pump(s), Vaulted Ceiling(s), Wood Counters

**Inclusions:** 2nd kitchen dishwasher, refrigerator, lower washer/dryer, wood boiler (as is)

Stunning location just 10 minutes west of Water Valley. This beautiful 150-acre fenced and gated property offers a rare blend of open pasture, spacious yard, and dense forest with meandering creeks, creating an ideal setting for nature lovers, hunters and horse enthusiasts alike. The property includes a MASSIVE 100' x 75' INDOOR RIDING ARENA with a full-length 16' side storage area along the east side—perfect for equipment, tack, and feed. Approximately 50 acres are dedicated to hay and pasture, while the balance is mature forest, offering privacy and recreational opportunities. North boundary is country grazing land and crown land is close by. Set up for a few horses with corrals and a round-pen. The unique 2,571 square foot walkout bungalow features vaulted ceilings and warm fir finishing throughout. The open-concept main living space includes a wood-burning stove, a huge kitchen ideal for gatherings, and a cozy family room perfect for relaxing. The spacious primary suite is located just off the living area and boasts a luxurious ensuite with a freestanding tub, dual vanities, water closet, brand new shower, wet sauna, and an expansive walk-in closet with custom cabinetry. The main floor also includes a second living area, flex space that was previously a second kitchen (see photos easily could be a second bed or office) and a convenient laundry room complete with a full bathroom, utility sink, and a shower that is also handy as a dog wash station. The bright and spacious lower walkout level includes a large living and recreation room, a full second kitchen, two generous bedrooms, a newly finished four-piece bath, another laundry station, plenty of storage, and a beautiful office with built-in cabinetry—ideal for working from home or another massive bedroom. Such a great space for multi-generational living or

additional income. The centre piece of the lower level is a cast iron, top of the line HERGOM oven with a glass cooktop. Additional features include a heated triple attached garage, 30'x65' tarp storage building, BACK UP natural gas generator, two greenhouses for gardening, wood boiler system for the house in-floor heat and a massive west-facing deck to enjoy summer evenings. This exceptional property must be seen to be truly appreciated. Book your showing today!