

**4041 Township Road 303
Rural Mountain View County, Alberta**

MLS # A2262305



\$520,000

Division:	NONE	
Type:	Residential/Manufactured House	
Style:	Acreage with Residence, Mobile Home-Single Wide	
Size:	1,130 sq.ft.	Age: 1987 (39 yrs old)
Beds:	3	Baths: 2
Garage:	Parking Pad, RV Access/Parking	
Lot Size:	2.50 Acres	
Lot Feat:	Back Yard, Gazebo, Many Trees, No Neighbours Behind, Private, Views	

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	13-30-4-W5
Exterior:	Metal Siding	Zoning:	12
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Skylight(s)		
Inclusions:	gazebo, tent shelter, play structure, trampoline, wardrobe in primary bedroom		

Motivated Seller's!! Your dream of peaceful, scenic countryside living is wonderfully attainable with this lovely home, situated on 2.5 acres just 40 minutes from Calgary's North end! Also 23 minutes to Carstairs and just 7 to Cremona. Enjoy the beautiful views and the great outdoors on your own vast property! Inside the thoughtfully updated home, the open main living space feels bright and airy, with vaulted ceiling, skylight, and every window has a beautiful view! The kitchen is open to the dining space, with patio doors leading out to the deck that runs nearly the full length of the home! The living room has a cozy wood stove (cleaned including chimney, painted, recent WETT inspection). The primary bedroom is conveniently located by the laundry space, and features a spacious full en suite! On the other side of the main living area, a 2nd full bath serves the 2 secondary bedrooms. Updates by the current owners include: interior and exterior paint, all new flooring, baseboards, toilets, showerheads, and added insulation underneath. Updates noted by previous owner: hot water tank (2023), forced air furnace, 100 amp electrical panel, washer/dryer, new windows. The metal shed, chicken coop, gazebo, tent shelter, play structure, and trampoline are all included!