

4536 Township Road 310
Rural Mountain View County, Alberta

MLS # A2215250



\$974,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,147 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking, Single Garage Detached		
Lot Size:	8.90 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Pasture		

Heating:	Fireplace(s), Forced Air, Propane	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-31-4-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Wood Counters		

Inclusions: hot tub , electric fireplace, ride-on mower, washer and dryer in shop

Discover the perfect acreage retreat! Nestled on a sprawling 8.9-acre parcel, this exceptional property offers a harmonious blend of rural charm and modern conveniences. Ideal for hobby farmers, equestrian enthusiasts, or those seeking a tranquil lifestyle, this estate is a true gem. As you step into the home, you're greeted by a spacious mudroom—an essential feature for country living. The main floor boasts an open-concept design, seamlessly connecting the kitchen, dining, and living areas. The kitchen has just been renovated and includes butcher block counters. Recent upgrades enhance the home's appeal, including new engineered hardwood flooring and tile throughout, fresh paint and renovated bathrooms. Garden doors off the kitchen lead to an expansive wrap-around deck, perfect for enjoying panoramic views and outdoor gatherings. The main level includes two comfortable bedrooms and a beautifully renovated four-piece bathroom. Downstairs, the fully developed basement features a third bedroom, a modern three-piece bathroom, and a generous recreation room complete with a bar and cozy woodstove—ideal for entertaining or relaxing evenings. For those requiring workspace or storage, the impressive 39' x 63' x 16' heated shop is a standout. Equipped with an office area, three-piece bathroom, mezzanine storage, in-floor heating powered by a wood boiler, hot and cold running water, its own well and septic system, hot water tank, washer and dryer and a 220V welding bench, this shop is designed to meet diverse needs. The property is thoughtfully fenced and cross-fenced, featuring a barn with three box stalls, a hay shed, and a tack shed—ready to accommodate your livestock or equestrian pursuits. Additional outdoor amenities include a greenhouse, chicken coop, dog house with run, single garage, a couple

storage sheds and even a zipline for added fun. This acreage offers a unique opportunity to embrace a serene, self-sufficient lifestyle without compromising on comfort or functionality.