

# \$860,000 - 32570 Range Road 51, Rural Mountain View County

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MLS® #A2201827

**\$860,000**

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 pressure tank (2025) 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 press 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	\$860,000
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, Parking Pad, Single Garage Detached, Driveway, Insulated, Off Street, RV Access/Parking
# of Garages	1

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	147
Zoning	AG

**Listing Details**

Listing Office                      CIR Realty

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