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4441 Township Road 312  
 Rural Mountain View County, Alberta

MLS # A2140851

**\$799,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Quad or More Attached, RV Garage		
<b>Lot Size:</b>	23.15 Acres		
<b>Lot Feat:</b>	Secluded, Treed, Views		

<b>Heating:</b>	In Floor	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	17-31-4-W5
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	A
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Vinyl Windows, Wet Bar		

**Inclusions:** n/a

Incredible dream property for any hobbyist, mechanic, or home based business! Located on 23 serene acres just North of Cremona. Huge 80 x 44' shop with attached townhome style living quarters! Built with impressive quality and attention to detail, with in slab heating. Comfortable modern townhome style residence with oversized kitchen on the main level with stainless steel appliances. Upstairs, a huge living area with additional wet bar and large primary retreat with walk-in closet & ensuite. Sunny South facing balcony overlooking pasture and forest views. The shop space is divided in two, allowing many uses including the ability to have a clean bay or extension of the living area with a "man cave" offering the same heating as the residence. A high capacity heavy lift crane runs the full length of the shop through both bays. 16 foot high ceilings in the shop, with dual 14' high overhead doors on electric motors. Stunning grounds offering plentiful future building sites for a separate house if desired, which offer spectacular valley & treetop views. A turnkey, total package country home which is rare to find in this configuration!