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31479 Range Road 52
Rural Mountain View County, Alberta

MLS # A2170531



\$769,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile		
Size:	1,187 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	72.01 Acres		
Lot Feat:	Many Trees, Pasture, Sloped, Sloped Down		

Heating: Forced Air, Propane

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: Piling(s), See Remarks

Features: Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home

Water: Well

Sewer: Holding Tank, Open Discharge

Condo Fee: -

LLD: 26-31-5-W5

Zoning: AG2

Utilities: -

Inclusions: Seacan, Playhouse, Chicken Coop

Spectacular Mountain Views - Nestled in the picturesque Mountain View area of Bergen, A small hamlet on a quite and peaceful dead-end road, this truly spectacular 72-acre property offers breathtaking panoramic views of the majestic Rocky Mountains, stretching the entire Rocky Mountains Range and a stunning valley backdrop, this view will never get old, waking up each day to changing seasons and weather patterns. The rolling landscape provides an ideal backdrop for those seeking peace, privacy, and the natural beauty of Alberta's countryside, hobby farm enthusiast, 57 Acres of gently sloping pasture land and 15 acres of trees with trails and more incredible views. A modern 2018 mobile home is already in place, complete with all services, making it ready for immediate occupancy. The home contains 3 bedrooms and 2 bathrooms and a newly built deck. Whether you're looking to settle in comfortably while you plan your dream home, or prefer to enjoy it as a charming family residence, this property offers endless potential. The expansive land is perfect for a stunning hobby farm, hunting paradise, an outdoor lover's retreat, or a quiet family estate. Great well, Newly installed Septic. Outside you will find a firepit area, chicken coop and playhouse, property comes with a seacan for further storage. Looking to build your dream home, there are so many beautiful locations tucked in the trees and zoning allows you a secondary residence. Property has oil lease revenue of \$5600 per year and revenue from the hay which produced 55 round bales this year. With its ideal blend of natural beauty and modern convenience, this unique property offers a once-in-a-lifetime opportunity to create your perfect rural haven amidst some of the most awe-inspiring views in the region. Check out the Iguide for further pictures and aerials.