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30313 Range Road 13
 Rural Mountain View County, Alberta

MLS # A2173016



\$649,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,512 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	3.06 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	22-30-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CR
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Drapery Rods, RO Water System, All Western Decor, Firepit, Playstructure, Sandbox, 2 Horse Shelters & Tarp Shed

Look no further then 30313 RR13 Carstairs for your ACREAGE purchase! This gem is just 2 miles NE of Carstairs on a dead end road. It features a 2006 Modular with 3 bedrooms, 2 bathrooms, an OPEN CONCEPT, VAULTED CEILING great room & kitchen area +a FAMILY ROOM ! The Kitchen boasts a corner PANTRY, an ISLAND and a garden door to the DECK for BBQing and entertaining! The Deck over looks a very private yard overlooking a beautiful valley! You'll appreciate the OVERSIZED HEATED 30x24 DOUBLE GARAGE! Tons of PARKING for the RV & Toys! For the Horse Enthusiasts there numerous paddock fenced paddocks with post/rail & twisted smooth wire fences. The horse shelters are included and the one has a TACK ROOM for your horse gear. Tons of TREES and it is such a nice ACREAGE to enjoy rural living. Pride of Ownership shines on this AFFORDABLE RURAL PROPERTY!