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**1508 Township Road 302
 Rural Mountain View County, Alberta**

MLS # A2174018



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,305 sq.ft.	Age:	1990 (34 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, Quad or More Detached, RV Access/		
Lot Size:	9.69 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Pasture, Rectangu		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Vinyl	Sewer:	Open Discharge, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Wood	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Natural Woodwork, Storage, Vaulted Ceiling(s)		

Inclusions: RO System & Softener, 2 Dining Room China Cabinets, Stand up Freezer in Garage, Vacuflow System & Attachments

Start the Car!! Large Acreages bordering the Town of CARSTAIRS don't come on the Market everyday and this one wont disappoint. Just on the west side of town is this 9.69 Acre EXECUTIVE PROPERTY with asphalt/pavement right to the Home & oversized HEATED DOUBLE ATTACHED GARAGE. This beautifully TREED & Mature Yard and 1305 sq ft BUNGALOW is immaculately maintained and would be perfect for a family to enjoy! Gleaming HARDWOOD welcomes you at the front door and compliments the NATURAL WOOD throughout this home. The VAULTED CEILING great room has big West Facing Windows & a GAS FIREPLACE. A good sized Dining Room connects to the Kitchen with ample cupboards & a built in breakfast table. PATIO DOORS leading to a multi level east facing DECK with a PERGOLA and wind block to enjoy the morning sun & shade in the summer. A JETTED TUB is a feature in the 3 pc ENSUITE and His & Her Closets compliment the Primary Bedroom. The main floor is complete with one more Bedroom & an Updated Shower in the 3 Piece Bathroom. Down a few steps at the GARAGE access is the LAUNDRY ROOM and basement access where you will find IN FLOOR HEAT, 2 more spacious BEDROOMS and a massive FAMILY ROOM & STORAGE. I cant say enough about how stunning this yard is with its LANDSCAPING & Perennial Flower Beds. Bring your Toys as the QUONSAT with its concrete floor will be perfect for STORAGE or as a WORKSHOP along with the multi area/added onto Metal HIP ROOF BARN which awaits your STORAGE and ANIMAL desires. Paddocks are set up for your Horses/Animals. Dont wait to see this one!