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**3512 Township Road 324  
 Rural Mountain View County, Alberta**

**MLS # A2190039**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,563 sq.ft.	<b>Age:</b>	1933 (92 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	4.03 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Garden, Level, No Neighbours Behind, Pasture, Private,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Wood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	30-32-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Combination, Pillar/Post/Pier, Poured Concrete, See Remarks	<b>Utilities:</b>	Natural Gas Paid, Electricity Connected, Electricity Pa
<b>Features:</b>	No Smoking Home, See Remarks		

**Inclusions:** Exterior Storage Shed

Great acreage living on 4.03 acres in the peace and quiet of the country with no adjacent neighbors for privacy and perfect for horses!! Super location on pavement 1/2 km from Harmattan Community Hall and is easily accessible from Hwy 22 (the Cowboy Trail) or 1.5 km south of Hwy 27 on RR 35. An easy commute to Calgary is just 55 minutes to north end of Calgary Stoney Trail ring road (1 hour to Crowchild Trail and Memorial Drive via Hwy 766), to Olds (15 mins), Sundre (15 mins). Cremona, Didsbury & other QE2 communities are a short convenient drive. Glennifer Lake is a short 25-30 minute drive for great summer fishing, boating and waterskiing. This 1563 sq. ft. bungalow has 5 bedrooms/1 bathroom and a large 28'x16' deck. Rail fencing on interior of several horse paddocks and 2 horse shelters. Also, a large shed to store your things. There is an adjacent 4-5 +/- acres of pasture lease can be negotiated with the owner of the quarter to provide extra grazing and keep additional horses or other livestock, currently leased for \$500/year. The water from the well has great quality and slightly soft, very low iron with good 4.5 GPM flow rate. This is a great opportunity to live on a quite, serene and scenic acreage (especially if you have or would like to have horses) centrally located close to so many nearby towns and cities. We are happy to accept showings between 12pm and 6pm daily.