

# \$899,900 - 32570 Range Road 51, Rural Mountain View County

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MLS® #A2201827

**\$899,900**

7 Bedroom, 3.00 Bathroom, 1,992 sqft  
Residential on 20.00 Acres

NONE, Rural Mountain View County, Alberta

"MAY YOUR TROUBLES BE LESS & YOUR BLESSING BE MORE & NOTHING BUT HAPPINESS COME THROUGH YOUR DOOR!" of this beautiful 20 acre charming country GEM!" Welcome to a lucky find—a spacious 7-bedroom, 3-bathroom treasure, steeped in pride of ownership by the original owners and overflowing with possibilities. Set against the backdrop of sweeping countryside & mountain views, & only minutes from town, this very well kept 2 Story, with over 1800 sq ft of living space (above grade), plus a partially developed basement is your golden opportunity to live the good life! Originally built with care, the home was expanded in 1992 with a front addition & a full second story—creating even more room for your growing clan or home-based business. Updates have been rolling in like a "Pot O' Gold": new siding (2023), new shingles (2022), some new plumbing & electrical, newer kitchen, & flooring—all done so you don't have to lift a finger, unless it's to toast to good fortune while sitting on your covered deck. The generously sized living room welcomes you with a cozy gas fireplace, perfect for storytelling or watching your favorite show on chilly nights. One of the main floor bedrooms offers flexible space for a home office, craft studio, or guests. Outside, it gets even better! 4 of the 7 spacious bedrooms are located upstairs, along with a nice sized bonus



room and 3-piece bathroom. 2 More bedrooms, a recreational room and plenty of storage is what you will find downstairs. Seriously! There is so much living space in this home! A separate well for the house AND one for the barn area ensures an endless water supplyâ€”because luck should never run dry! Designed for those living the country dream, the 24x32 wired barn (could be converted into a great workshop), complete with stalls & a tack room, 16x32 cattle shed, corrals, & cross-fenced pastures are ready for your four-legged residents. And letâ€™s not forget the lush garden area, perfect for your family to harvest! Everywhere you look, breathtaking views & abundant wildlife bring natureâ€™s magic to your doorstep. Set just off the pavement & close to town, this peaceful homestead is the perfect blend of convenience & countryside charm. Donâ€™t miss your luck waitingâ€”this home is a rare & fortunate find. â€œHome Is Where Your Story Begins!â€• And YOUR STORY Begins RIGHT HERE!

Built in 1970

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2201827                         |
| Price          | \$899,900                        |
| Bedrooms       | 7                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,992                            |
| Acres          | 20.00                            |
| Year Built     | 1970                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 32570 Range Road 51        |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

### **Amenities**

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Utilities      | Natural Gas at Lot Line, Propane                                                                            |
| Parking Spaces | 6                                                                                                           |
| Parking        | Driveway, Garage Faces Front, Insulated, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                                           |

### **Interior**

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, Laminate Counters, Natural Woodwork, No Animal Home, No Smoking Home, Vinyl Windows        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Propane                                                                      |
| Cooling           | None                                                                                                   |
| Fireplace         | Yes                                                                                                    |
| # of Fireplaces   | 1                                                                                                      |
| Fireplaces        | Living Room, Propane                                                                                   |
| Has Basement      | Yes                                                                                                    |
| Basement          | Finished, Full                                                                                         |

### **Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Rain Gutters, Storage                                                              |
| Lot Description   | Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Native Plants, Pasture, Rectangular Lot, Views, Meadow |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 60               |
| Zoning         | AG               |

**Listing Details**

Listing Office                      CIR Realty

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