

\$860,000 - 32570 Range Road 51, Rural Mountain View County

MLS® #A2201827

\$860,000

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 pressure tank (2025) 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 press 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 | \$860,000 |
| 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 | Garage Faces Front, Parking Pad, Single Garage Detached, Driveway, Insulated, Off Street, RV Access/Parking |
| # of Garages | 1 |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 156 |
| Zoning | AG |

Listing Details

Listing Office CIR Realty

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