

# \$1,199,000 - 30349 Range Road 55, Rural Mountain View County

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MLS® #A2220231

**\$1,199,000**

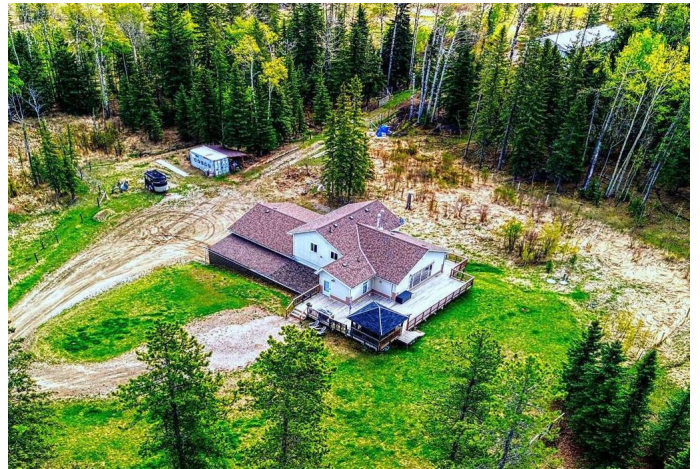
3 Bedroom, 2.00 Bathroom, 1,366 sqft  
Residential on 79.15 Acres

NONE, Rural Mountain View County, Alberta

WHAT A GORGEOUS SETTING TO CALL HOME. Nicely treed 79+/- acres parcel NW of Water Valley. This circa 1965 home was moved onto the property, updated and recently renovated. A spacious foyer welcomes you home and opens up to the main brightly lit and open living area. Lovely views from this area of the trees. Updated kitchen includes Stainless appliances, Gas Stove and large island with breakfast bar. French door from the livingroom open to the wraparound deck with gazebo and gas line hookup for bbqing and entertaining. A few steps up to the upper level featuring TWO generous bedrooms and an office space that share the 4pc bathroom. The lower walkout level has been fully finished to encompass a large Bedroom with walk-in closet, a Flex Room, huge Recreation Room and a 3pc Bath. In-floor heat downstairs and a storage room plus utility room. The well has great flow rate and there are two septic tanks. A 60 x 40 Barn with gravel floor and TWO Tie stalls for your horses. Tons of parking space that includes a double garage with an RV door and single door plus a carport. Reverse Osmosis system also included. Sea Can can be included if desired. This is a great property with room to grow!

Built in 1965

## Essential Information



MLS® #	A2220231
Price	\$1,199,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,366
Acres	79.15
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	30349 Range Road 55
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

### Amenities

Parking Spaces	10
Parking	Carport, Double Garage Attached, RV Access/Parking, RV Garage
# of Garages	2

### Interior

Interior Features	French Door, Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Backs on to Park/Green Space, Front Yard, Gazebo, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	May 13th, 2025
Days on Market	4
Zoning	A2

### **Listing Details**

Listing Office	RE/MAX West Real Estate
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