

4557 Township Road 300
Rural Mountain View County, Alberta

MLS # A2291588



\$1,468,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,119 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	157.72 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Front Yard, Gentle Sloping		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood, Laminate	Sewer:	Open Discharge, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-29-4-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Armoire, cupboards in laundry room, cold storage shelves, wood stove- not installed. The propane tank is rented @ \$117.00 per year from Feggs.

Spanning ****157 ACRES**** this property embodies the ESSENCE of RURAL living with stunning MOUNTAIN views and a WOODED draw that has seasonal water. The land is INTERLACED with trails ideal for RIDING, QUADDING, and HIKING through tranquil woods and gently rolling hills. On the WEST side, consistent yields of strong cereal CROPS are reported, whereas the EAST side is celebrated for its abundant HAY production, combining productivity with NATURAL CHARM. A PRIME BUILDING site sits atop the UPPER west edge, offering SWEEPING MOUNTAIN VISTAS sure to inspire. Nearby is a capped second well. An annual SURFACE LEASE generates \$497.50 in INCOME. The land has been managed under a verbal RENTAL lease for years, with renewal possible in mid-April 2026. In 2001, a NEW concrete basement was EXCAVATED to expand the home, increasing its size and allowing for basement stairs and outside access. The extensively renovated Bungalow features FRESH paint, MODERN flooring alongside original hardwood, LARGE windows, and UPDATED bathrooms. The open floor plan ENHANCES the sense of SPACE and CONNECTION throughout, and the master bedroom now includes a FLEXIBLE bonus DRESSING room or NURSERY. The dining area, bathed in NATURAL LIGHT from generous windows, seamlessly flows into the living room, sitting room, and kitchen for a UNIFIED atmosphere. Ample STORAGE solutions are INTERGRATED throughout, including main floor laundry and entry, and a former stairwell repurposed as a pantry. Downstairs, the BASEMENT offers two ROOMY bedrooms, a CENTRAL family space, and a COLD ROOM perfect for canning or extra storage. A 1300-litre cistern SUPPORTS the well, ensuring CONSTANT water for ACTIVE households. The board-fenced yard provides PLENTY of

FREEDOM for children or pets to play, run, and jump. The expansive ground deck is ideal for outdoor furniture, making it a comfortable spot to relax and enjoy activities. The ENCLOSED yard is suitable for gardens or raised beds. A "Future Steele" garage is built with a SOLID concrete floor and is fully WIRED, includes a designated WORK AREA, mezzanine STORAGE, and ample PARKING for vehicles. This UNIQUE rural property combines STUNNING natural scenery, PRODUCTIVE farmland, and CONTEMPORARY amenities. Close to PAVEMENT-CLOSE to the Little Red Deer River. ONE of the most ATTRACTIVE quarters - Featuring MOUNTAIN vistas, seasonal WATER elements, and a network of TRAILS, it offers EXCELLENT opportunities for both RECREATION and AGRICULTURE. Located west of Cremona in Alberta's HEART-LAND !! Please note GST is applicable.