# \$675,000 - 291131 Range Road 13, Rural Rocky View County

MLS® #A2229763

#### \$675,000

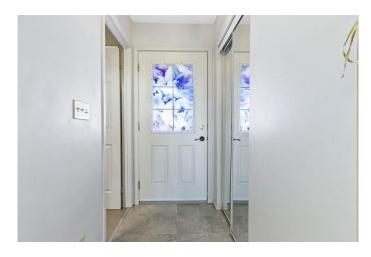
4 Bedroom, 2.00 Bathroom, 1,557 sqft Residential on 2.04 Acres

NONE, Rural Rocky View County, Alberta

Here is the Mountain View and Country life style you've been searching for! This 2 storey 1555/ft home has so much to offer. Situated just off the pavement with an incredible view of the mountains spanning for miles in all directions. Acreage is conveniently located only 5 minutes west of Crossfield on the 292 or be on number 2 highway in the same amount of time. Home features 3 bedrooms up, bonus room, 2 bathrooms, a large living room with gas fireplace, separate dining room, and a cute country kitchen. The basement is unfinishedA and awaits your ideas but makes great for storage as is. The home sits in the middle of the 2.03 acres with perimeter fence, low maintenance landscaping and tons of mature trees and bushes. A highlight of the property is the SHOP measuring in at 47x31 for tons of indoor vehicle storage or workshop opportunities. Shop has 220 power, is high ceiling, concrete floor, A and has 2 over-sized garage doors to drive in your RV or Semi truck. This property is the perfect starter acreage for the young family looking to escape the busy urban lifestyle!







Built in 1996

#### **Essential Information**

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Price \$675,000

Bedrooms

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,557

Acres 2.04

Year Built 1996

Type Residential Sub-Type Detached

Style 2 Storey, Acreage with Residence

Status Active

## **Community Information**

Address 291131 Range Road 13

Subdivision NONE

City Rural Rocky View County

County Rocky View County

Province Alberta
Postal Code T0M 0S0

#### **Amenities**

Parking Spaces 10

Parking Quad or More Detached

# of Garages 10

#### Interior

Interior Features Ceiling Fan(s), No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Gas

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard, Storage

Lot Description Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot,

Treed, Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 16th, 2025

Days on Market 11

Zoning A-GEN

### **Listing Details**

Listing Office CIR Realty

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