# \$499,900 - 3512 Township Road 324, Rural Mountain View County

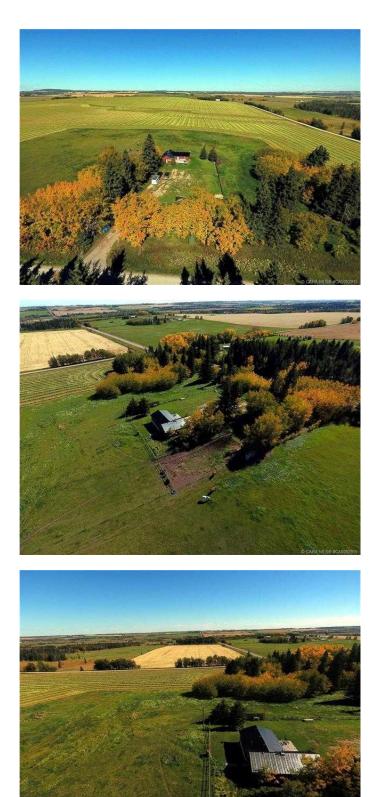
MLS® #A2190039

#### \$499,900

5 Bedroom, 1.00 Bathroom, 1,563 sqft Residential on 4.03 Acres

NONE, Rural Mountain View County, Alberta

Great acreage living on 4.03 acres in the peace and quiet of the country with no adjacent neighbors for privacy and perfect for horses!! Super location on pavement 1/2 km from Harmattan Community Hall and is easily accessible from Hwy 22 (the Cowboy Trail) or 1.5 km south of Hwy 27 on RR 35. An easy commute to Calgary is just 55 minutes to north end of Calgary Stoney Trail ring road (1 hour to Crowchild Trail and Memorial Drive via Hwy 766), to Olds (15 mins), Sundre (15 mins). Cremona, Didsbury & other QE2 communities are a short convenient drive. Glennifer Lake is a short 25-30 minute drive for great summer fishing, boating and waterskiing. This 1563 sq. ft. bungalow has 5 bedrooms/1 bathroom and a large 28'x16' deck. Rail fencing on interior of several horse paddocks and 2 horse shelters. Also, a large shed to store your things. There is an adjacent 4-5 +/- acres of pasture lease can be negotiated with the owner of the quarter to provide extra grazing and keep additional horses or other livestock, currently leased for \$500/year. The water from the well has great quality and slightly soft, very low iron with good 4.5 GPM flow rate. This is a great opportunity to live on a quite, serene and scenic acreage (especially if you have or would like to have horses) centrally located close to so many nearby towns and cities. We are happy to accept showings between 12pm and 6pm daily.



Built in 1933

# **Essential Information**

| 42100020                         |
|----------------------------------|
| A2190039                         |
| \$499,900                        |
| 5                                |
| 1.00                             |
| 1                                |
| 1,563                            |
| 4.03                             |
| 1933                             |
| Residential                      |
| Detached                         |
| Acreage with Residence, Bungalow |
| Active                           |
|                                  |

# **Community Information**

| Address     | 3512 Township Road 324     |
|-------------|----------------------------|
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T4H4C3                     |

# Amenities

| Utilities                 | Natural Gas Paid, Electricity Connected, Electricity Paid For, Natural |  |  |
|---------------------------|--|--|--|
|                           | Gas Connected, Phone Available, Satellite Internet Available, Water    |  |  |
| Paid For, Water Connected |  |  |  |
| Parking                   | Parking Pad, RV Access/Parking   |  |  |

## Interior

| Interior Features | No Smoking Home, See Remarks                                    |
|-------------------|---|
| Appliances        | Dishwasher, Electric Stove, Freezer, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Basement          | None  |

## Exterior

| Exterior Features | Garden, Private Entrance, Private Yard                              |
|-------------------|---|
| Lot Description   | Fruit Trees/Shrub(s), Garden, Level, No Neighbours Behind, Pasture, |

|              | Private, Treed  |
|--------------|---|
| Roof         | Metal   |
| Construction | Vinyl Siding  |
| Foundation   | Combination, Pillar/Post/Pier, Poured Concrete, See Remarks |

#### **Additional Information**

| Date Listed    | January 24th, 2025 |
|----------------|--------------------|
| Days on Market | 71                 |
| Zoning         | AG                 |

### **Listing Details**

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â, ¢ MLS® System. Pillar 9â, ¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.