

# \$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

MLS® #	A2190039
Price	\$499,900
Bedrooms	5
Bathrooms	1.00
Full Baths	1
Square Footage	1,563
Acres	4.03
Year Built	1933
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	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.
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