

# \$739,900 - 30478 Range Road 45, Rural Mountain View County

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MLS® #A2218094

**\$739,900**

4 Bedroom, 2.00 Bathroom, 1,250 sqft  
Residential on 4.79 Acres

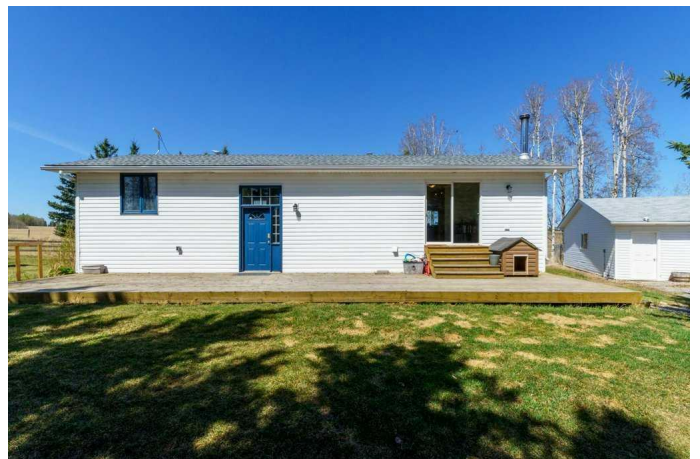
NONE, Rural Mountain View County, Alberta

PRICE REDUCED!! Nestled in a serene and private setting just off Burnt Timber Road, this 4.79-acre property zoned Ag offers the perfect blend of privacy and convenience—just 10 minutes northwest of Cremona and northeast of Water Valley.

Surrounded by mature trees, the 1,250 sq ft bungalow features 3+1 bedrooms and 2 full bathrooms. The main floor boasts a cozy living room with a newer wood stove and access to a massive south-facing deck—ideal for relaxing or entertaining. The kitchen features a gas stove and flows into a bright sunroom/dining area at the back of the home, which opens onto another large deck.

The primary bedroom is generously sized, complemented by two additional bedrooms and a 4-piece bathroom. The fully finished basement includes a fourth bedroom, a den or office space, a spacious family room, a 3-piece bath, and a laundry/utility room.

Outbuildings include a heated, oversized double detached garage and a large implement/parking shed. The property is partially treed with open pasture, complete with corrals—ready for your animals. Two wells are on site (one has not been used by the current owners), and there's plenty of space to add another outbuilding if desired.



Enjoy the peace of rural living with access to crown land just 15 minutes west, 20 minutes to Sundre, and approximately an hour to Calgary city limits.

Built in 1981

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2218094                         |
| Price          | \$739,900                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,250                            |
| Acres          | 4.79                             |
| Year Built     | 1981                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 30478 Range Road 45        |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 0R0                    |

### **Amenities**

|                |  |
|----------------|--|
| Utilities      | Heating Paid For, Phone Paid For, Water Paid For |
| Parking Spaces | 2  |
| Parking        | Double Garage Detached, Insulated                |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Water Softener, |

|                 |                                   |
|-----------------|-----------------------------------|
|                 | Window Coverings                  |
| Heating         | Forced Air, Natural Gas           |
| Cooling         | None                              |
| Fireplace       | Yes                               |
| # of Fireplaces | 1                                 |
| Fireplaces      | Free Standing, Wood Burning Stove |
| Has Basement    | Yes                               |
| Basement        | Finished, Full                    |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Private Yard, Dog Run, Private Entrance |
| Lot Description   | Private, Treed                                    |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 26            |
| Zoning         | AG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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