

# \$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

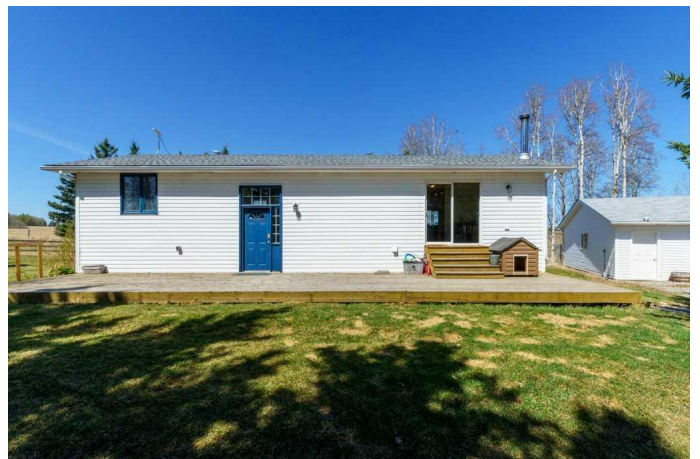
NONE, Rural Mountain View County, Alberta

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	Acreage with Residence, Bungalow
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 Entrance, Private Yard, Dog Run
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	21
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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