

# \$2,099,000 - 344066 Range Road 45, Rural Mountain View County

MLS® #A2246965

**\$2,099,000**

0 Bedroom, 0.00 Bathroom,  
Agriculture on 160.00 Acres

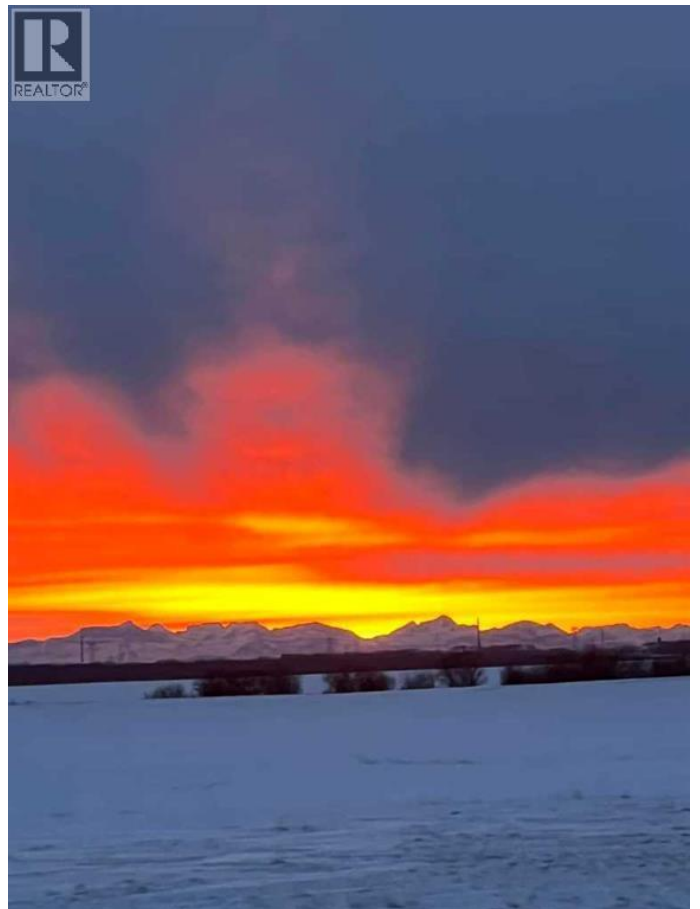
N/A, Rural Mountain View County, Alberta

If you've always dreamed of the perfect farm setting, there's no need to look any farther than right here! This farm comes complete with a well thought out farm yard starting with two homes (2511 & 1231 sq ft), a 40x60 shop, a 40x80 quonset that can double as a riding area for training, 2 wells, really cool hip roof barn and corrals with shelters for your critters. With 102 acres of pasture(30 pairs +/-) and 41 acres in hay, this is the perfect starting package for the would be farmer. Located 15 minutes NE of Sundre on a dead end road, close to the Big Red Deer river, the setting is not only peaceful, it's a handy distance to Sundre, Olds, Red Deer or Calgary. If you're into golf, Forest Heights Golf Course is 1/2 a mile up the road. AND.....2 major bonuses? The incredible Rocky Mountain view and \$16,000+ in revenue!! Well set up and well cared for farmsteads on full, uncut, quarters are a rarity today and the opportunities are endless with this beauty. Call your favorite REALTOR today and come have a look at this gem before it's gone! (id:6289)

Built in 1980

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | A2246965    |
| Price     | \$2,099,000 |
| Bathrooms | 0.00        |



|            |             |
|------------|-------------|
| Acres      | 160.00      |
| Year Built | 1980        |
| Type       | Agriculture |
| Sub-Type   | Freehold    |
| Style      | Bungalow    |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 344066 Range Road 45       |
| Subdivision | N/A                        |
| City        | Rural Mountain View County |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

## Amenities

|              |                 |
|--------------|-----------------|
| Utilities    | Electricity     |
| Parking      | Detached Garage |
| # of Garages | 2               |

## Interior

|              |   |
|--------------|---|
| # of Stories | 1 |
|--------------|---|

## Exterior

|            |                  |
|------------|------------------|
| Exterior   | Composite Siding |
| Foundation | Poured Concrete  |

## Listing Details

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



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