

# \$850,000 - 30038 Range Road 280, Rural Mountain View County

MLS® #A2205092

**\$850,000**

3 Bedroom, 3.00 Bathroom, 1,282 sqft  
Residential on 40.00 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your dream acreage east of Carstairs or NE of Crossfield—40 acres of countryside offering mountain views, privacy & endless possibilities. Whether you're looking for a peaceful retreat, a hobby farm, or a place to keep horses, this property is ready to accommodate your vision. The land & outbuildings include 40 acres of fully fenced & cross-fenced land with an outdoor arena that is 95x90 with sand footing plus a deep dugout at the back of the property. Gated entry for added security & seclusion. Enjoy the 33' x 29' gorgeous red barn that has 4 box stalls, enclosed tack room & upstairs storage & multiple sheds & structures providing ample storage & shelter for animals or equipment. Raised garden beds & mature trees create a lush, inviting landscape. This charming 1,282 sq. ft. 3-level split home is designed for comfort & functionality. Step inside & head up a few stairs to the main living area, where large windows fill the space with natural light. Spacious family room is perfect for gatherings & relaxation. Open kitchen & dining area with direct access to the deck that offers views of the pastures & mountains, & a place where you can sip your morning coffee while watching the horses roam. The primary bedroom features a private 3-piece ensuite & there is an updated 4-piece bathroom in the hallway for added convenience. Two additional spacious bedrooms are just a few steps up.



The partially finished basement offers a large open space, ready to be customized as a family room, additional bedroom, or entertainment area. Gas line in place for a future fireplace. Laundry room & another 4-piece bathroom make this space versatile & functional. Extras include a double attached garage, perfect for vehicles & storage. Plenty of space to expand, build, or create the country lifestyle you've always envisioned. Don't miss this incredible opportunity to own a piece of paradise with the perfect blend of privacy, practicality & picturesque scenery.

Built in 1997

### **Essential Information**

|                |                                       |
|----------------|---------------------------------------|
| MLS® #         | A2205092                              |
| Price          | \$850,000                             |
| Bedrooms       | 3                                     |
| Bathrooms      | 3.00                                  |
| Full Baths     | 3                                     |
| Square Footage | 1,282                                 |
| Acres          | 40.00                                 |
| Year Built     | 1997                                  |
| Type           | Residential                           |
| Sub-Type       | Detached                              |
| Style          | Acreage with Residence, 3 Level Split |
| Status         | Active                                |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 30038 Range Road 280       |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M0N0                     |

### **Amenities**

|         |                        |
|---------|------------------------|
| Parking | Double Garage Attached |
|---------|------------------------|

# of Garages 2

### **Interior**

Interior Features No Smoking Home  
Appliances Dishwasher, Gas Stove, Microwave, Refrigerator  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### **Exterior**

Exterior Features Other  
Lot Description Landscaped, No Neighbours Behind  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025  
Days on Market 6  
Zoning AG

### **Listing Details**

Listing Office MaxWell Capital Realty

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