

**27403 Township Road 292**  
**Rural Mountain View County, Alberta**

**MLS # A2260081**



**\$1,199,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	3,237 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Drive Through, Oversize		
<b>Lot Size:</b>	5.56 Acres		
<b>Lot Feat:</b>	Garden, Landscaped, Private, Treed		

**Heating:** Baseboard, Boiler, In Floor, Natural Gas

**Water:** Well

**Floors:** Carpet, Linoleum, Tile

**Sewer:** Septic Field, Septic Tank

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 8-29-27-W4

**Exterior:** Brick, Composite Siding, Wood Frame

**Zoning:** A AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, No Animal Home, No Smoking Home

**Inclusions:** 2nd Fridge in basement

Tucked away among mature trees, this beautifully maintained acreage offers the perfect blend of privacy, space & convenience, just 37 mins to Calgary Airport, 26 mins to Airdrie, under 50 mins to downtown Calgary & 17 mins to Crossfield. This sprawling bungalow on 5.56 acres has over 6,300 sq ft of living space (3,237 sq ft up + 3,126 sq ft down), making it an incredible opportunity for large families or multi-generational living, with solid bones & endless potential to personalize. Inside you'll find 5 bedrooms up(one can be an office or flex space) & 2 down, 3.5 bathrooms up & 1 full bath down, vaulted wood ceilings throughout the main level, a large kitchen overlooking the breakfast nook, a massive family room with stone faced wood burning fireplace, & patio doors leading to a private concrete patio, a bright living room also with stone faced wood burning fireplace & formal dining area, & a main-floor laundry room with sink & cabinetry for convenience off the back entry & garage. The fully finished basement is designed for entertaining & flexible living, featuring a huge rec/family room with another stone wood-burning fireplace & adjacent wet bar, 2 bedrooms, full bathroom, cold room, kitchenette, additional living/games room, flex space & a large storage area, plus stairs to access to the garage directly. Outside, the property impresses with a 72x40 heated, insulated Quonset with concrete floor, a 40x30 detached garage & a 24x24 attached garage, along with a huge garden area perfect for growing your own food & room for animals or recreation. Additional highlights include newer shingles & 2 zoned boilers with thermostats throughout the home for efficient comfort. This acreage is the perfect place to raise a family, create your dream hobby farm, or simply enjoy the serenity of country living with quick access to nearby communities & city amenities.