

# \$524,900 - 32102 Range Road 42, Rural Mountain View County

MLS® #A2236915

**\$524,900**

4 Bedroom, 1.00 Bathroom, 1,382 sqft  
Residential on 6.72 Acres

NONE, Rural Mountain View County, Alberta

Home, Home on the Range â€” Affordable Starter Acreage with Mountain Views! If youâ€™ve been dreaming of wide-open skies, room to roam, & an affordable slice of country living, your dream starts here! Nestled on 6.72 private & scenic acres, this charming acreage offers over 1300 sq ft of comfortable living space, complete with thoughtful additions & modern updates, perfect for first-time acreage owners or those seeking a peaceful rural retreat. Step into a spacious East-facing living room, bathed in morning light & warmed by a cozy wood-burning stove â€” ideal for those crisp Alberta mornings. The open kitchen & dining area offer plenty of space for gathering, & brand-new fridge & stove (arriving the week of listing!) mean youâ€™re ready to cook & create from day one. Thereâ€™s even room for an island! With 4 bedrooms & a full 4-piece bath with convenient stacking laundry, thereâ€™s space for everyone. Step outside to enjoy two East-facing front decks for sunrise coffees & a large West-facing rear deck to watch the sunset paint the sky over the mountains. The land is fenced & ready for your animals, with a stock waterer & hydrant already in place. While metal panels are excluded, pens & shelters are already set up for your livestock dreams. For your animals guests & hobbies, thereâ€™s a quaint wired & finished bunkhouse (currently used as a tack room) with a loft, & a barn with a couple of



stalls & additional tack storage. Whether you're into horses, goats, chickens, or simply want a peaceful place to call home, this property has the potential you're looking for. Important updates include a newer metal roof, upgraded plumbing & electrical, & well & septic systems brought to current standards in 201, peace of mind included! Located less than 10 minutes to Sundre, 15 minutes to Olds, & 35 minutes to Cochrane, you're never far from amenities, but always close to nature. AFFORDABLE! FUNCTIONAL! FULL OF POSSIBILTY! Home is where your story begins! and yours begins right here on the range!

Built in 1976

### Essential Information

MLS® #	A2236915
Price	\$524,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,382
Acres	6.72
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	32102 Range Road 42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking Spaces	10
Parking	RV Access/Parking

### Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows, Laminate Counters, Solar Tube(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Propane, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage, Fire Pit
Lot Description	Front Yard, Landscaped, Many Trees, Private, Rectangular Lot, Views, Farm, Fruit Trees/Shrub(s), Level, No Neighbours Behind, Open Lot, Pasture
Roof	Metal
Construction	Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	July 4th, 2025
Days on Market	17
Zoning	R-F Residential Farmstead

### Listing Details

Listing Office	CIR Realty
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