

# \$665,000 - 34077 Range Road 40, Rural Mountain View County

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MLS® #A2254288

**\$665,000**

3 Bedroom, 3.00 Bathroom, 1,188 sqft  
Residential on 1.50 Acres

NONE, Rural Mountain View County, Alberta

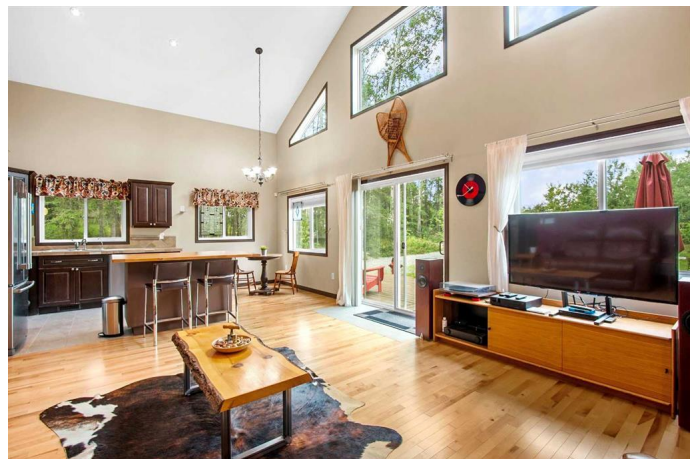
Welcome to your cozy 1.5 acre hideaway nestled just off the paved road near the Eagle Hill Store. This charming two-bedroom cabin offers a private, tree-enclosed setting that feels like your own woodland escape.

On the main floor, you'll find a warm and welcoming living area with a wood stove, Birch engineered hardwood flooring, and tasteful tile accents. The kitchen is efficiently laid out and connects to a four-piece bathroom, a comfortable bedroom, and a conveniently located laundry and storage space. Head upstairs to the loft, which serves as a master bedroom complete with its own convenient two-piece bathroom.

Outside, enjoy both a front and back patio, offering lovely spots to relax or entertain. The yard has ample space for parking an RV or boat and even includes a small greenhouse for those with a green thumb.

Up the hill on the same property, there's a 24'x24' detached two-car garage and a 40'x20' shop. Inside the shop, you'll find a one-bedroom legal suite that includes a kitchen, living area, and a bathroom on the main floor, and a living area plus bedroom upstairs. The rest of the shop is perfect for storage or workshop use. Don't miss your opportunity to own this woodland escape!

Built in 2011



## Essential Information

MLS® #	A2254288
Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,188
Acres	1.50
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

## Community Information

Address	34077 Range Road 40
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0K0

## Amenities

Parking	Additional Parking, Double Garage Detached, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage, Aggregate, Driveway, RV Garage, Side By Side
# of Garages	6

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Wood Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Glass Doors, Living Room, Raised Hearth, Factory Built,

Free Standing, Heatilator, Metal, Sealed Combustion, Wood Burning Stove

Has Basement Yes

Basement Crawl Space, None

## Exterior

Exterior Features Fire Pit, Private Yard, Storage

Lot Description Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Many Trees, Brush, Square Shaped Lot, Wooded, Yard Drainage

Roof Asphalt Shingle

Construction Wood Siding, Cedar

Foundation Poured Concrete

## Additional Information

Date Listed September 5th, 2025

Days on Market 2

Zoning A Agricultural District

## Listing Details

Listing Office RE/MAX Real Estate

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