

32269 Range Road 22

W: 5 R: 2 T: 32 S: 14 Q: Northwest

C4270515 Active

LP: \$599,900

SP:

OP: \$599,900

PD:

DOM: 1

Rural Mountain View County

Class: Detached

Area:

Type: Detached

Community: None 8888

Style: Bi-Level

Postal Code: T4H 1P3

Year Built: 1990

Condo Type: Not a Condo

LINC #: [0020935996](#)

Possession: 15/Negotiable

Legal Plan: 9112511

Blk: 1

Lot: 3A



Land Use: CR

New Hm:

Tax Amt/Yr: \$2,705/2019

Title to Land: Fee Simple

Local Imp Amt:

Conform Rpt:

HOA: No

Restrictions: Utility Right Of Way

Condo Fee:

Well maintained acreage in a great location! This acreage is the perfect place to raise your family, store your vehicles & toys & enjoy the benefits of acreage living. This 1.83 acre property is fully fenced in a nice quiet sub-division. This 1280 sq. ft. completely finished bi-level home is move in ready. On the main floor of this home you will find a large bright kitchen/dining area, a good sized living room, 2 bedrooms & a 2 piece ensuite & a 4 piece main bath. In the basement of this completely finished home you will find bedroom 3, a huge lower family room, a 3 piece bath & the laundry. The yard is completely fenced, has 2 entrances, one which leads to the 40' x 50' completely finished partially heated shop which has an upper mezzanine area & the other which leads to the 24' x 28' double detached garage & home. Also on this property you will find a car port area, a hot tub enclosure, a fire pit enclosure & a large shed. This property is very well maintained & move in ready!

Directions: 7 minutes from Olds. From Highway 27 in Olds go South on 70 Avenue to twp 322 (Amerada Road) Go west on 322 to Range Road 22. Go 1 mile north on RR 22 & turn right into the sub division. Property is on the north side of the cul-de-sac.

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level	Bedrooms A/T: 2/3 Rms Abv: 5 F/H Baths: 2/1				
Kitchen	3.2X4.4	10'5"X14'6"	M					
Room Type	Dim/M	Dim/Ft	Level	2P	3P	4P	5P	6P
Dining Rm	3.1X4.1	10'1"X13'6"	M	Baths: 0	1	1	0	0
Living Rm	4.3X5.5	14'3"X18'2"	M	EnSt Bth: 1	0	0	0	0
Mstr Bed	3.2X4.1	10'5"X13'6"	M					
Bedroom	2.9X3.4	9'7"X11'2"	M					
Bedroom	3.4X4.3	11'1"X14'1"	B					
Laundry	3.2X4.3	10'5"X14'2"	B					
Family Rm	4.3X11.2	14'2"X36'8"	B					
				Level	Mtr2:	Sq Ft		
				Main:	118.92	1,280		
				Upper:				
				Above Grade:				
				Lower:	118.92	1,280		
				Below Grade:				
				Total A.G.	118.92	1,280		

Property Information

Basement:	Full-Fully Finished	Heating:	Forced Air-1	Fuel:	Natural Gas Paid For
Suite:	Suite - None	Fin FP/Rgh-In:		Fuel:	Gas Only
Construction:	Wood Frame	Lot Shape:	Square		
Foundation:	Preserved Wood	Lot Sq M:	7,405.69 m2/ 1.83 Acres		
Exterior:	Stucco	Frntg X Depth:			
Roof Type:	Asphalt Shingles	Flooring:	Ceramic Tile, Laminate Flooring		
Front Exp:	South				
Garage Dim:	24'1" x 28'1"				
Parking:	4/Double Garage Detached, Breezeway, RV Parking, Shop				
Features:	Deck, Fire Pit, Patio, Wall Unit-Built-In				
Site Influences:	Cul-De-Sac, Fenced, Flat Site, Landscaped, No Through Road, Private Setting, See Remarks				
Goods Included:	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, See Remarks, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum System(s), Washer, Water Softener, Window Coverings-All				
Goods Excluded:					
HOA Fee Incl:					

Rural

911 Address:	32269 Range Road 22	Heating Desc:	Paid For	Total Acres:	1.83
Road Access:	Paved, See Remarks	Power Desc:	Paid For	Acres Cleared:	
Water Supply:	Co-Operative, Drilled Well	Phone Desc:	Paid	Acres Cult:	
Water GPM:		Sewer/Septic:	Septic Tank & Field	Acres Pasture:	
Depth of Well:		Yr Sewer Cleaned:		Acres Fenced:	
Water Report Yr:				Acres Irrigated:	
Bus Srvc:				Acres Water Rights:	
Nearest Town:	Olds	Jr/Mid Schl:	Deer Meadow School	Acres Leasehold:	
School District:	Chinooks Edge	Other School:	Koinonia/Holy Trinity	# Parcels:	
Elem School:	Olds Elementary School		LP/Acre:		
High School:	Olds High School				\$327,814.21
School Bus:					
Directions:	7 minutes from Olds. From Highway 27 in Olds go South on 70 Avenue to twp 322 (Amerada Road) Go west on 322 to Range Road 22. Go 1 mile north on RR 22 & turn right into the sub division. Property is on the north side of the cul-de-sac.				

Agent & Office Information

List Firm:	CIR REALTY	List Date:	09/25/2019
Ownership:	Private		
Exclusion/SRR:	No/No		

Printed: 09/26/2019

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).