

# \$559,900 - 4157 Township 303, Rural Mountain View County

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MLS® #A2238528

**\$559,900**

4 Bedroom, 1.00 Bathroom, 1,268 sqft  
Residential on 3.27 Acres

NONE, Rural Mountain View County, Alberta

Charming and well-maintained, this 1,268 sq ft 3+1 bedroom 1945 farmhouse sits on 3.27 beautifully treed acres just north of Cremona. Offering the perfect blend of rural comfort and modern convenience, this property is ideal for hobby farmers, gardeners, or anyone seeking a peaceful country lifestyle under an hour from Calgary.

The main floor welcomes you with a spacious front porch/mudroom with laundry, an updated kitchen, hardwood flooring, a cozy dining area, 4-piece bathroom, and inviting living room with wood stove. A large primary bedroom completes the main level.

Upstairs you'll find two additional bedrooms and a functional storage nook. The lower level features a fourth bedroom with walk-in closet, utility room with a new furnace and hot water tank, and a generous cold room—perfect for storing preserves from the massive garden.

A 24'™x60'™ heated garage, built in two 24'™x30'™ sections, provides ample space for vehicles, toys, or workshop needs. Bonus: a 2012-installed solar power system helps reduce utility costs and feeds back into the grid. There is also a wood shed, garden shed and implement shed.

Located in a friendly rural community with



excellent access to amenities in Cremona and Cochrane. This is acreage living at its finest!

Built in 1945

### **Essential Information**

MLS® #	A2238528
Price	\$559,900
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,268
Acres	3.27
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	4157 Township 303
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

### **Amenities**

Parking	Quad or More Detached
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### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Yard, Garden  
Lot Description        Lawn, Garden  
Roof                      Metal  
Construction          Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 23rd, 2025  
Days on Market        6  
Zoning                   AG

**Listing Details**

Listing Office            CIR Realty

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