

# \$449,900 - 117 Range Road 250, Mossleigh

MLS® #A2207814

**\$449,900**

3 Bedroom, 2.00 Bathroom, 1,504 sqft  
Residential on 0.75 Acres

NONE, Mossleigh, Alberta

Welcome to this beautifully maintained 3-bedroom, 2-bathroom mobile home, perfectly situated on an spacious 0.75-acre lot (32,670 square feet) in the peaceful and scenic community of Mossleigh. Offering a rare combination of space, comfort, and accessibility, this property is ideal for those seeking the charm of small-town living with easy access to major amenities. The home features a smart and functional open-concept layout, complete with a spacious living room and a thoughtfully designed kitchen, perfect for everyday living and entertaining. The oversized master bedroom includes a generous walk-in closet and a comfortable 3-piece ensuite. The oversized detached garage, built in 2017, offers an exceptional workspace and easily accommodates two large vehicles. Fully finished with quality materials—just take a look at the interior walls—it's a standout feature of the property. The garage is insulated and heated with natural gas, making it a comfortable and functional space year-round for all your projects and storage needs. Special features throughout the home include extra-wide doors and an easy-access shower, making this property ideal for individuals with reduced mobility. Large south-facing windows bring in beautiful natural light all year round, enhancing the warm and welcoming feel of the home. Set on a nice rectangular lot, this property offers excellent outdoor space with endless potential for a nice garden, kids play area, RV parking



etc... Enjoy quick and easy access to Highway 24, with just a 30-minute drive to Okotoks and only 45 minutes to Calgary city limits.

Donâ€™t miss this unique opportunity to own a spacious, move-in-ready home on a large lot in the heart of Albertaâ€™s countryside!

Contact me or your favorite Realtor today!

Built in 2012

### Essential Information

MLS® #	A2207814
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,504
Acres	0.75
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	117 Range Road 250
Subdivision	NONE
City	Mossleigh
County	Vulcan County
Province	Alberta
Postal Code	T0J1P0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Additional Parking, Driveway, Insulated
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Convection Oven, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Piling(s)

## Additional Information

Date Listed	April 24th, 2025
Zoning	HR

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.