

\$1,999,500 - 31542 Hwy 2a, Rural Mountain View County

MLS® #A2199828

\$1,999,500

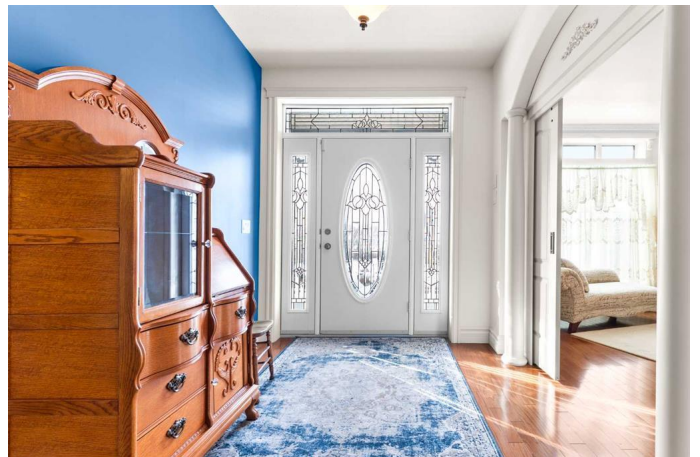
4 Bedroom, 3.00 Bathroom, 2,071 sqft

Residential on 5.49 Acres

NONE, Rural Mountain View County, Alberta

This beautifully landscaped 5.49-acre acreage offers exceptional potential for a small/medium-sized business and additional housing for extended or blended families.

Located 5 minutes north of Didsbury, AB, and 10 minutes south of Olds, AB, just off Highway 2A, it boasts gorgeous mountain views. The main house, with 2,017 sq ft of French country charm, features crown moldings, barn and French doors, and hardwood floors. The spacious kitchen, updated in 2023, has a two-tiered island, quartz countertops, a farmhouse sink, hard wood floors and ample cabinet space. The main floor also includes a dining room, living room, covered maintenance-free veranda with an outdoor kitchen. Master bedroom with a 4-piece ensuite, fireplace, soaker tub, and walk-in closet. Additional spaces include a 2-piece bath, second bedroom, laundry room, mudroom, and garage entrance. The fully finished walk-out basement provides 1,735 sq ft, featuring 2 bedrooms, a media room, a 4-piece bath, a playroom, and storage. ICF construction, crown moldings, fresh paint (2023), and in-floor heating throughout enhance the home's appeal. The oversized, heated double garage has a paved driveway. The property includes a 6,400 sq ft shop (128' x 50') with three-phase power. Features include a 50'x24' drive-through wash bay with 12' overhead doors, a 50'x24' welding bay with a 16' overhead bay door and crane.



50â€™x80â€™ main shop area with two 14â€™ bay doors and 16â€™ clearance. The shop also has a wood workshop, paint storage, front office space, and a 3-piece bathroom. A new boiler (2024) ensures in-floor heating. Above the woodworking shop, a spacious living area includes a kitchen, laundry, 4-piece bathroom, 3 bedrooms, a master bedroom with a walk-in closet, and a storage room. The mezzanine adds additional living space, perfect for additional family members. This exceptional property has been meticulously maintained and offers an unparalleled combination of country residential comfort and business potential. Whether you are seeking a spacious family home, a live-work opportunity, or a combination of both, this acreage provides a rare and sophisticated setting with limitless possibilities.

Built in 2005

Essential Information

MLS® #	A2199828
Price	\$1,999,500
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,071
Acres	5.49
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	31542 Hwy 2a
Subdivision	NONE

City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Utilities	Electricity Connected, Phone Available, Water Connected, Natural Gas Available, Sewer Available
Parking Spaces	10
Parking	Additional Parking, Asphalt, Double Garage Attached, Driveway, Heated Garage, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	In Floor, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Decorative, Electric, Family Room, Gas, Insert, Mantle, Bath, Bedroom, Recreation Room
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Built-in Barbecue, Garden, Outdoor Kitchen, Private Entrance, Private Yard, Storage
Lot Description	Garden, Gazebo, Greenbelt, Landscaped, Lawn, Many Trees, Paved, Private, Rectangular Lot, Views, Waterfall, Yard Drainage
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	39
Zoning	1

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.