

\$1,499,999 - 2232 Range Road 315, Rural Mountain View County

MLS® #A2209173

\$1,499,999

4 Bedroom, 3.00 Bathroom, 1,735 sqft
Residential on 20.02 Acres

NONE, Rural Mountain View County, Alberta

Extraordinary 20-Acre Property with
Unmatched Mountain Views and a Stunning
Home!

Rarely does a property like this come available
â€“ 20 acres of prime land offering
breathtaking mountain views and a beautifully
designed, fully developed 5-bedroom lower
walk-out bungalow. This is the perfect place
for buyers who truly appreciate the finer things
in life.

Key Features:

â€¢ Location: Only 5 minutes N/W of Didsbury,
45 minutes North of Calgary, offering the
perfect balance of serene country living and
accessibility.

â€¢ Spacious Living: Over 3,500 sq ft of
luxurious up/down living space. Walk-Out
basement onto ground level patio. This
immaculate bungalow features a
high-efficiency forced air heating system,
central air, and additional in-floor heating in
the lower level for ultimate comfort.

â€¢ Outdoor Living: Enjoy the outdoors from
your front covered porch or entertain guests
on the expansive west-facing deck off the
dining area â€“ perfect for sunsets and
relaxing evenings.

â€¢ Oversized Heated Garage: A massive
attached garage thatâ€™s ideal for anyone in
need of ample storage space.

Outbuildings:

â€¢ 48â€™ x 53â€™ Shop â€“



Great for parking, shop, storage, workshops,
or any project.

â€¢ 6â€™ x 8â€™ Electrical Shed â€“
Safe, dedicated space for electrical equipment
and Generator switch box.

â€¢ 8â€™ x 37â€™ Greenhouse/Tool Shed
â€“ Ideal for gardening enthusiasts or extra
storage.

â€¢ 16â€™ x 24â€™ Detached Garage â€“
Perfect for a workshop or additional vehicle
storage.

â€¢ 25â€™ x 48â€™ Concrete Slab â€“
Ready for any building projects or further
expansion.

Land Features:5 acres fenced, ideal for
livestock or a private garden. Approximately 15
acres of hay â€“ A perfect opportunity for
farming or simply enjoying the open space.
Clearly Marked Property Corners â€“ This
property is easy to navigate and offers
exceptional privacy.

The current owner, an antique car enthusiast,
has some vehicles stored in the northeast
portion of the property and in the shop, which
will be removed prior to sale, as well as two
C-Cans.

This is a rare opportunity to own over 20 acres
of prime Central Alberta land with unbeatable
views. Whether you're looking for a country
retreat, space for a hobby farm, or room to
grow, this property has it all. Donâ€™t miss
out on your chance to experience the serenity
and beauty of this extraordinary location.

Built in 2009

Essential Information

MLS® #	A2209173
Price	\$1,499,999
Bedrooms	4
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,735
Acres	20.02
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	2232 Range Road 315
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Parking	Double Garage Attached, Garage Faces Front, Oversized, Parking Pad, RV Access/Parking, Single Garage Detached, Gated, Parking Lot
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Water Purifier, Window Coverings
Heating	Central, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert, Masonry
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard
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Lot Description	Corners Marked, Garden, Gentle Sloping, Views
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Mixed, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	April 6th, 2025
Days on Market	14
Zoning	AG

Listing Details

Listing Office	RE/MAX ACA Realty
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