

\$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, Parking Pad, RV Access/Parking, Gated, Garage Faces Front, Oversized, Parking Lot, Single Garage Detached |
| # 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), Walk-In Closet(s), Vinyl Windows |
| Appliances | Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner, Window Coverings, Water Purifier |
| Heating | Central, In Floor, Forced Air, Hot Water, Natural Gas, High Efficiency |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Insert, Living Room, Masonry |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard, BBQ gas line |
|-------------------|---|

| | |
|-----------------|--|
| Lot Description | Garden, Views, Corners Marked, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Mixed, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 6th, 2025 |
| Days on Market | 141 |
| Zoning | AG |

Listing Details

| | |
|----------------|------------------|
| Listing Office | REMAX ACA 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.