

# \$1,299,000 - 30032 Range Road 270, Rural Mountain View County

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MLS® #A2253830

**\$1,299,000**

2 Bedroom, 2.00 Bathroom, 1,477 sqft  
Residential on 120.00 Acres

NONE, Rural Mountain View County, Alberta

Incredible opportunity to own 120 ACRES of native pasture just 25 km east of CARSTAIRS! This beautiful property features a 1,500 sq ft modular home with 2 bedrooms (was 3 bedrooms + a Den, converted into 2 bedrooms so could have 4 bedrooms), 2 full bathrooms, drywall interior, and brand-new appliances (2024) & an OPEN CONCEPT LAYOUT. The home has been well maintained & could be Perfect for multi-generational living or future development of a 2nd/new home. Equestrian-ready with a 4-year-old- 8-stall barn (3 double, 2 single stalls) and foaling cameras. Includes a heated 36' x 30' WORKSHOP/GARAGE, 5 fenced paddocks (4 with shelters), 2 auto waterers, 96â€™ x 160â€™ outdoor riding arena (convertible into 4 paddocks), and a 96â€™ long shelter. Thereâ€™s even a full 1-mile dirt track for training or riding. The land is serviced by a strong well, new pressure tank (2023), and a deep SPRING-FED DUGOUT & a great MATURE TREE ROW surrounding the yard site. Conveniently located approx. 1 hour to Calgary or Red Deer. This is a turn-key rural property you've been waiting for!

Built in 2006

## Essential Information

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Price	\$1,299,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,477
Acres	120.00
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	30032 Range Road 270
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0M0

### Amenities

Parking	Double Garage Detached, RV Access/Parking, Quad or More Detached
# of Garages	6

### Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Farm, Few Trees, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### Additional Information

Date Listed	September 10th, 2025
Days on Market	30
Zoning	1

**Listing Details**

Listing Office            Quest Realty

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