

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

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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 |
|-------------------|---------------------------------------------|

|                 |                                                    |
|-----------------|----------------------------------------------------|
| 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 | 24              |
| Zoning         | AG              |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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