



GRASSROOTS
REALTY GROUP

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31109 Range Road 273
Rural Mountain View County, Alberta

MLS # A2221679



\$875,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,293 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Quad or More Detached, RV Access/Parking, RV Garage		
Lot Size:	8.48 Acres		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Pasture, Private, Rectangular Lo		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-31-27-W4
Exterior:	Brick, Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Sump Pump(s)		

Inclusions: barn stalls, rubber matting, IR heater in shop, step ladder.

Welcome to your own private piece of paradise, perfectly set up for families who enjoy rural living, working with their hands, and raising animals. Surrounded by mature trees and offering peace and privacy, this 8.48-acre property is just a short 22 min drive to either Carstairs or Didsbury, with pavement nearly the entire way. The yard and outbuildings are the real showstoppers here. Whether you work on heavy equipment, farm machinery, or personal projects, you'll appreciate the 102'x47' Quonset with a concrete floor and 20'x14' overhead doors at both ends—ideal for everything from RV and semi parking to equipment storage or workshop use. The heated shop (39'x31', 16' ceilings) features another 20'x14' door, offering a perfect space for auto repair, welding, or toy storage. For animal lovers and 4H families, this property is already set up for livestock with a barn that includes 3 stalls, rubber matting, and lighting, as well as three automatic waterers servicing multiple fenced pastures—ideal for horses, cattle, or other livestock projects. The farmhouse— a 1,292 sq ft bungalow with 4 bedrooms and 2 full bathrooms, includes a spacious country kitchen with ample storage and room to add an island. The bright living room features large windows and a cozy fireplace, while the partially finished basement offers additional living space with a second fireplace. This is a rare opportunity to own a fully functional acreage that supports your hobbies, your work, and your family lifestyle—all in one beautiful, private location. Call your favourite rural property specialist for a private tour!