

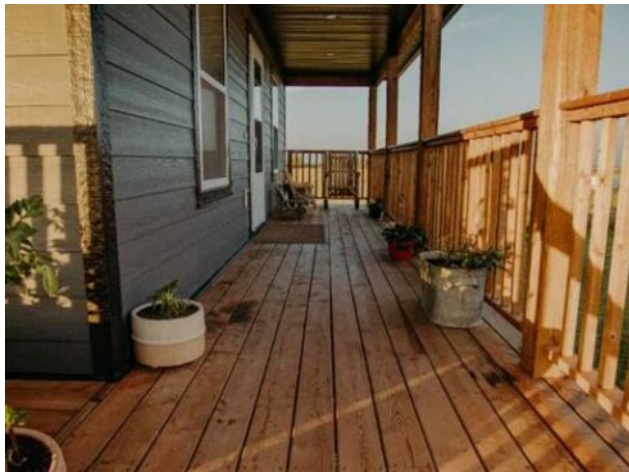


GRASSROOTS
REALTY GROUP

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16, 30480 Range Road 12
Rural Mountain View County, Alberta

MLS # A2240777



\$2,090,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,092 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, None, Off Street		
Lot Size:	148.66 Acres		
Lot Feat:	Garden, Level, Private, Treed, Views		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	34-30-1-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Call Seller Directly

Click brochure link for more details** Rare 148-Acre Property North of Airdrie — With 4-bedroom Home, Views & Endless Potential. Just 20 minutes from Airdrie and 5 minutes from Carstairs, this exceptional 148-acre property offers the perfect balance of peaceful country living and convenient access to the QE2. Overlooking the Rosebud Valley, the land features rolling pasture, treed trails, and an elevated plateau — ideal for anyone seeking space, privacy, and possibilities. Property Highlights: 148 acres of scenic, gently rolling land with panoramic valley and coulee views, 40 acres previously in hay, ideal for hay production or grazing, Excellent water supply with a high-producing 20 GPM well, Fully developed home (2,184 sq. ft. total) with walkout lower level, Legal In-law suite with separate bedroom, bathroom, sitting area, and kitchenette — perfect for guests, family, or staff. School bus access for kids to Carstairs schools; only 5 minutes to the QE2 for easy commuting to Airdrie, Calgary or communities north. Whether you’re looking to create a working equestrian facility, a cattle operation, or a private country retreat, this land offers space and flexibility to bring your vision to life. There’s ample room for barns, riding arenas, or additional accessory buildings which could include a potential secondary suite pending approvals. This property combines natural beauty, privacy, and convenience — a rare opportunity to own a truly remarkable piece of Alberta countryside.