



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

31041 Highway 791
Rural Mountain View County, Alberta

MLS # A2241319



\$935,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,855 sq.ft.	Age:	1996 (29 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Additional Parking, Heated Garage, Quad or More Detached, RV Access/Park		
Lot Size:	3.88 Acres		
Lot Feat:	Irregular Lot, Many Trees, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	5-31-27-W4
Exterior:	Stucco	Zoning:	R-F
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Storage		

Inclusions: Fridge (Basement), Piano, Treadmill & Shed

Just east of DIDSBURY, this beautifully maintained 3.88-ACRE property offers the perfect combination of rural tranquility and modern comfort, with pavement right to the driveway. The FULLY FINISHED BUNGALOW features 6 bedrooms (3 up & 3 down) and 3.5 bathrooms, making it ideal for families. The main floor boasts a spacious entryway with ample storage, a convenient MAIN FLOOR LAUNDRY room, and a 2-piece powder room. The COUNTRY-STYLE KITCHEN includes a central ISLAND and large dining area, perfect for gatherings, while the bright and airy living room provides a welcoming space to relax. Two bedrooms and a 4-piece bath are in addition to the generously sized primary suite, which features excellent closet space and a private 3-PIECE ENSUITE. Downstairs, you'll find 3 more bedrooms, a 4-piece bathroom, a massive family or hobby room, a separate OFFICE, and a cold room for STORAGE. Step outside to enjoy the HUGE COVERED DECK and mature, landscaped yard complete with a GARDEN and GREENHOUSE. For those needing space for equipment or business use, the property includes a 60'x40' COLD STORAGE SHOP with power (dirt floor) and a 40'x40' HEATED SHOP (concrete floor & insulated) with a large overhead door and next to the west shop is a 25'x15' car port/garage (no overhead door). SUPER PRIVATE LOCATION and move-in ready, this exceptional acreage is a rare find, in a great location and it won't last long.