



**31144 Range Road 20**  
**Rural Mountain View County, Alberta**

**MLS # A2286213**



**\$2,260,000**

<b>Division:</b>	NONE		
<b>Cur. Use:</b>	-		
<b>Style:</b>	-		
<b>Size:</b>	1,569 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	-		
<b>Lot Size:</b>	148.29 Acres		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	-	<b>Water:</b>	-
<b>Floors:</b>	-	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Near Town:</b>	Didsbury
<b>Basement:</b>	-	<b>LLD:</b>	12-31-2-W5
<b>Exterior:</b>	-	<b>Zoning:</b>	AG
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s)		

**Major Use:** Mixed, Pasture

A rare opportunity to own a truly stunning and unique rural property nestled on 148.29 ACRES of picturesque Alberta countryside. This WALKOUT BUNGALOW offers space for everyone with 3 bedrooms and 2.5 bathrooms up and 1 bedroom and a 3-piece bathroom down. The original owner, CUSTOM BUILT HOME is complete with tons of Natural Light throughout the unique vaulted ceiling Great Room- tying together a large Living Room, Country Kitchen complete with a PANTRY & ISLAND and 2 Dining area Options. Patio doors lead you to the partially covered west facing DECK with gas for a BBQ overlooking the yard. Downstairs find large rooms including an office, cold room & family/hobby room. This exceptional offering is located just outside the charming town of DIDSBURY, combining the serenity of rural living with convenient access to major centres such as Calgary, Red Deer. Located adjacent to the Town limits of Didsbury, this property offers opportunity for potential future development & is an ideal setting for families, hobby farmers, or agri-business. Didsbury boasts: Three schools, a hospital, RCMP detachment, indoor swimming pool, curling rink, two surface ice arena, golf course, ball diamonds, skate park, and walking trails. Outside, enjoy unobstructed west-facing ROCKY MOUNTAIN VIEWS and wide open spaces, a perfect blend of functionality, beauty, and lifestyle. 2 Gravel driveway options with an island turnaround, a shelter belt of mature and ornamental TREES, built-in firepit area, playset, RV parking with water and power hookups and various parking opportunities. Features: 50x50 SHOP (1990): Metal clad, insulated & drywalled with concrete floor, radiant heat, water access and a 10x50 mezzanine. BARN (1995): Post & Beam construction Mixed use land offering 8+/- acres of yard, 55 +/- acres of CROPLAND & 85 +/- acres of

PASTURE, native trees and wetland. Whether you're looking to expand your AG operations, start a rural lifestyle or invest in Alberta land, this property is the perfect fit.