



31017 Range Road 23
Rural Mountain View County, Alberta

MLS # A2295809



\$1,949,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	1,698 sq.ft.	Age:	2008 (18 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage		
Lot Size:	155.98 Acres		
Lot Feat:	-		

Heating:	-	Water:	Well
Floors:	-	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Near Town:	Didsbury
Basement:	-	LLD:	3-31-2-W5
Exterior:	Vinyl Siding	Zoning:	1
Foundation:	ICF Block	Utilities:	-
Features:	-		

Major Use: Grain, See Remarks

Welcome to this exceptional 155.98-ACRE property offering stunning MOUNTAIN VIEWS, functional farm infrastructure, and the rare benefit of 2 HOMES, all ideally located on pavement between DIDSBURY and CARSTAIRS. This versatile property is FULLY FENCED and cross-fenced, complete with a well-established BARNYARD SITE, 2 wells (10gpm- 2nd home & 14 gpm main house + 2 stock waterers, making it well suited for a variety of agricultural or hobby farm uses. Currently the majority of the land broke to seed crop & also has a well site on the north side of the parcel paying just under \$2500 per year. The main residence, built in 2008, is a beautifully UPDATED and FULLY FINISHED home featuring a WALKOUT BASEMENT and a heated DOUBLE ATTACHED GARAGE (23.1 X 22.6) with a spacious, practical entry. Inside, the home offers 6 bedrooms and a bright, open layout designed for comfortable family living. The living room is warm and inviting with a GAS FIREPLACE, while the kitchen is the heart of the home, complete with a large ISLAND, granite countertops, and plenty of space for gathering and entertaining. The primary suite includes a 4-PIECE ENSUITE with a relaxing soaker tub, creating a private retreat at the end of the day. Recent updates in 2026 include fresh paint, refinished hardwood floors, and additional improvements, giving the home a clean, modern feel, while in-floor heat adds comfort and efficiency. A second home on the property adds incredible flexibility, offering a cute and quaint space with potential for 2+ bedrooms, ideal as a rental, guest house, or accommodation for farm help. With its combination of land, infrastructure, multiple residences, and breathtaking mountain views, this property presents a unique opportunity to enjoy country living while remaining conveniently close to nearby communities. Start living your

DREAM COUNTRY LIFE south west of Didsbury !