



GRASSROOTS
REALTY GROUP

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7, 31035 Range Road 281
Rural Mountain View County, Alberta

MLS # A2178786



\$399,900

Division:	Rural Mountain View County		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,232 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Carport, Covered, Gravel Driveway		
Lot Size:	2.02 Acres		
Lot Feat:	Garden		

Heating:	Boiler, Hot Water, Natural Gas	Water:	Well
Floors:	Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	1-31-28-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Slab	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: Front entrance gate, Chicken coop is negotiable, Note: Dishwasher needs repair, sold as is

YOUR PEACEFUL PRAIRIE GETAWAY!!! If you've been dreaming of a cozy country cottage with room to breathe and plenty of sunshine, this charming 2.02-acre spot just east of Didsbury might be your perfect match. Tucked into a quiet multi-lot subdivision just off the pavement? and backing onto a farmers field, this sweet one-and-a-half-story home offers peaceful rural living with an easy commute to both Calgary and Red Deer.? Built in 2010, this 1?086 sq. ft. home sits on a gently sloping parcel of mostly pasture—perfect for gardening, market gardening, or just enjoying the open space. It’s a slab-on-grade build with toasty in-floor radiant heat, keeping things warm and cozy year-round. You’ve got natural gas, a drilled well, and a septic tank and field system already in place—everything you need to settle in comfortably. Inside, the layout is bright and open. The kitchen features vaulted cathedral ceilings, warm wood cabinetry, and stainless steel appliances, and it flows nicely into the living room, which opens directly to the attached carport (built in 2023). There’s a three-piece bath with a step-in shower conveniently located on the main floor, along with the laundry room. There are t?h?ree bedrooms—one is currently set up as an office and has sliding doors leading into a sunny three-season porch/greenhouse, and the ??primary)? has lovely raw wood ceilings and two windows to let the natural light pour in.? Head upstairs and you’ll find a cozy loft overlooking the main living area—perfect as a quiet reading nook, hobby space, or extra sleeping area for guests. With its welcoming vibe, big skies, and endless potential, this little acreage offers the perfect chance to enjoy country living at a comfortable price. Whether you’re downsizing, starting out, or just looking for your own piece of

the prairie, this one's worth a look!