



GRASSROOTS
REALTY GROUP

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2232 Range Road 315
Rural Mountain View County, Alberta

MLS # A2209173



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,735 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Gated, Oversized, Parking Lot		
Lot Size:	20.02 Acres		
Lot Feat:	Corners Marked, Garden, Gentle Sloping, Views		

Heating:	Central, High Efficiency, In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Slate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	34-31-2-W5
Exterior:	ICFs (Insulated Concrete Forms), Mixed, Wood Frame	Zoning:	AG
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	sheds		

Extraordinary 20-Acre Property with Unmatched Mountain Views and a Stunning Home! Rarely does a property like this come available – 20 acres of prime land offering breathtaking mountain views and a beautifully designed, fully developed 5-bedroom lower walk-out bungalow. This is the perfect place for buyers who truly appreciate the finer things in life. Key Features: • Location: Only 5 minutes N/W of Didsbury, 45 minutes North of Calgary, offering the perfect balance of serene country living and accessibility. • Spacious Living: Over 3,500 sq ft of luxurious up/down living space. Walk-Out basement onto ground level patio. This immaculate bungalow features a high-efficiency forced air heating system, central air, and additional in-floor heating in the lower level for ultimate comfort. • Outdoor Living: Enjoy the outdoors from your front covered porch or entertain guests on the expansive west-facing deck off the dining area – perfect for sunsets and relaxing evenings. • Oversized Heated Garage: A massive attached garage that’s ideal for anyone in need of ample storage space. Outbuildings: • 48’ x 53’ Shop – Great for parking, shop, storage, workshops, or any project. • 6’ x 8’ Electrical Shed – Safe, dedicated space for electrical equipment and Generator switch box. • 8’ x 37’ Greenhouse/Tool Shed – Ideal for gardening enthusiasts or extra storage. • 16’ x 24’ Detached Garage – Perfect for a workshop or additional vehicle storage. • 25’ x 48’ Concrete Slab – Ready for any building projects or further expansion. Land Features: 5 acres fenced, ideal for livestock or a private garden. Approximately 15 acres of hay – A perfect opportunity for farming

or simply enjoying the open space. Clearly Marked Property Corners – This property is easy to navigate and offers exceptional privacy. The current owner, an antique car enthusiast, has some vehicles stored in the northeast portion of the property and in the shop, which will be removed prior to sale, as well as two C-Cans. This is a rare opportunity to own over 20 acres of prime Central Alberta land with unbeatable views. Whether you're looking for a country retreat, space for a hobby farm, or room to grow, this property has it all. Don't miss out on your chance to experience the serenity and beauty of this extraordinary location.