# \$875,000 - 31109 Range Road 273, Rural Mountain View County

MLS® #A2221679

#### \$875,000

4 Bedroom, 2.00 Bathroom, 1,293 sqft Residential on 8.48 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your own private piece of paradise, perfectly set up for families who enjoy rural living, working with their hands, and raising animals. Surrounded by mature trees and offering peace and privacy, this 8.48-acre property is just a short 22 min drive to either Carstairs or Didsbury, with pavement nearly the entire way. The yard and outbuildings are the real showstoppers here. Whether you work on heavy equipment, farm machinery, or personal projects, you'll appreciate the 102'x47' Quonset with a concrete floor and 20'x14' overhead doors at both endsâ€"ideal for everything from RV and semi parking to equipment storage or workshop use. The heated shop (39'x31', 16' ceilings) features another 20'x14' door, offering a perfect space for auto repair, welding, or toy storage. For animal lovers and 4H families, this property is already set up for livestock with a barn that includes 3 stalls, rubber matting, and lighting, as well as three automatic waterers servicing multiple fenced pasturesâ€"ideal for horses, cattle, or other livestock projects. The farmhouseâ€l a 1,292 sq ft bungalow with 4 bedrooms and 2 full bathrooms, includes a spacious country kitchen with ample storage and room to add an island. The bright living room features large windows and a cozy fireplace, while the partially finished basement offers additional







living space with a second fireplace. This is a rare opportunity to own a fully functional acreage that supports your hobbies, your work, and your family lifestyleâ€"all in one beautiful, private location. Call your favourite rural property specialist for a private tour!

Built in 1967

#### **Essential Information**

MLS® # A2221679 Price \$875,000

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,293 Acres 8.48

Year Built 1967

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

## **Community Information**

Address 31109 Range Road 273

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M 0W0

#### **Amenities**

Parking Quad or More Detached, RV Access/Parking, RV Garage

# of Garages 6

#### Interior

Interior Features Storage, See Remarks, Sump Pump(s)

Appliances Dishwasher, Refrigerator, Electric Stove, Microwave

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces

Fireplaces Basement, Family Room, Living Room, Wood Burning

Has Basement Yes

Basement Full, Finished

2

#### **Exterior**

Exterior Features Private Yard, Other, Storage

Lot Description Back Yard, Landscaped, Lawn, Many Trees, Pasture, Private,

Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 167

Zoning 1

### **Listing Details**

Listing Office REMAX ACA Realty

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