

15, 31240 Range Road 20 A
Rural Mountain View County, Alberta

MLS # A2286159



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,600 sq.ft.	Age:	1992 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	4.57 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Farm, Fruit Trees/Shrub(s), Garden, Irregular Lot, La		

Heating:	Fan Coil, In Floor, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	13-31-2-W5
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, High Ceilings, Laminate Counters, See Remarks, Separate Entrance		

Inclusions: Basement Kitchen Stove, Refrigerator

Properties like this don't come on the market often — bring the horses! This is the lifestyle property you have been dreaming of... Original owner acreage bordering the town of Didsbury, featuring beautiful west-facing views and surrounded by open fields. This 4.57-acre property offers privacy, tranquility, and the convenience of town amenities just two minutes away — with pavement right to your garage. The spacious walk-out bungalow has been tastefully renovated. The functional kitchen features newer maple cabinets, and the large primary bedroom includes an ensuite and walk-in closet. You'll also find a second bedroom, main-floor laundry, a powder room, and an updated 4-piece bath on the main level. Downstairs, the legal walk-out basement suite includes in-floor heating, two bedrooms, a massive family room, its own laundry, and plenty of storage — including a large utility room and cold room. The attached double garage is heated with in-floor heat and offers high ceilings. Step outside to a massive covered deck overlooking the property, or relax on the lower brick patio beside the pond — a peaceful spot that often attracts visiting moose and deer. Equestrian enthusiasts will love the heated 25' x 35' barn and riding arena, complete with a built-in tack room. The property is fenced and cross-fenced, with two horse shelters and two large sheds. The barn could easily be converted into a workshop if desired. Didsbury offers everything you need — schools, healthcare, shopping, dining, and recreation — all just minutes from your door. Plus, you're ideally located between Calgary and Red Deer, with quick access to the QEII Highway, making commuting or weekend trips easy and convenient. With mature trees, gorgeous views, and unbeatable proximity to town, this acreage is the perfect

blend of rural lifestyle and modern convenience. Don't wait — properties like this are rare. Schedule your private viewing today!