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31542 HWY 2A Rural Mountain View County, Alberta

MLS # A2199828



\$1,999,500

NONE Division: Residential/House Type: Style: Acreage with Residence, Bungalow Size: 2,071 sq.ft. Age: 2005 (20 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Additional Parking, Asphalt, Double Garage Attached, Driveway, Heated Garage Lot Size: 5.49 Acres Lot Feat: Garden, Gazebo, Greenbelt, Landscaped, Lawn, Many Trees, Paved, Private

Heating: Water: Well In Floor, Hot Water, Natural Gas Sewer: Floors: Carpet, Hardwood, Linoleum Septic Field Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: 32-31-1-W5 Full Exterior: Zoning: ICFs (Insulated Concrete Forms) Foundation: ICF Block **Utilities:** Electricity Connected, Natural Gas, Phone, Sewer, Wa

Features: Ceiling Fan(s), Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

This beautifully landscaped 5.49-acre acreage offers exceptional potential for a small/medium-sized business and additional housing for extended or blended families. Located 5 minutes north of Didsbury, AB, and 10 minutes south of Olds, AB, just off Highway 2A, it boasts gorgeous mountain views. The main house, with 2,017 sq ft of French country charm, features crown moldings, barn and French doors, and hardwood floors. The spacious kitchen, updated in 2023, has a two-tiered island, quartz countertops, a farmhouse sink, hard wood floors and ample cabinet space. The main floor also includes a dining room, living room, covered maintenance-free veranda with an outdoor kitchen. Master bedroom with a 4-piece ensuite, fireplace, soaker tub, and walk-in closet. Additional spaces include a 2-piece bath, second bedroom, laundry room, mudroom, and garage entrance. The fully finished walk-out basement provides 1,735 sq ft, featuring 2 bedrooms, a media room, a 4-piece bath, a playroom, and storage. ICF construction, crown moldings, fresh paint (2023), and in-floor heating throughout enhance the home's appeal. The oversized, heated double garage has a paved driveway. The property includes a 6,400 sq ft shop (128' x 50') with three-phase power. Features include a 50'x24' drive-through wash bay with 12' overhead doors, a 50'x24' welding bay with a 16' overhead bay door and crane. 50'x80' main shop area with two 14' bay doors and 16' clearance. The shop also has a wood workshop, paint storage, front office space, and a 3-piece bathroom. A new boiler (2024) ensures in-floor heating. Above the woodworking shop, a spacious living area includes a kitchen, laundry, 4-piece bathroom, 3 bedrooms, a master bedroom with a walk-in closet, and a storage room. The mezzanine

