

**1165 582 Highway**  
**Rural Mountain View County, Alberta**

**MLS # A2209537**



**\$1,249,999**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	842 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	4.20 Acres		
<b>Lot Feat:</b>	Few Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Square Sha		

**Heating:** Central, Forced Air, Propane

**Water:** Well

**Floors:** Ceramic Tile, Vinyl Plank

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Crawl Space, Finished, Full

**LLD:** 14-31-1-W5

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** AG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Closet Organizers

**Inclusions:** NONE

This stunning property is conveniently located just 5 minutes away from Didsbury on Hwy 582, a mile away from Highway 2 and only 35 minutes from Calgary . The main house has been fully renovated and offers over 1280 Sqft of comfortable living space . It features 2 spacious bedrooms, including a master bedroom with a 3 piece in bathroom ., a bright and inviting entrance . Its has an open concept kitchen equipped with stainless steel appliances, also offers a cozy living room and a fully developed basement with its own family room and an additional bedroom . There is a ample storage including a heated crawl space and under stairs storage. Additionally , this property includes well appointed outbuilding that has its own 2 bedroom illegal suite which was built in 2023 . This suite boasts its own private entrance , new appliances , a new furnace and a water tank all complemented by beautiful tile flooring . Perfect for rental or as a private living space . Moreover there are 3 another well appointed outbuildings at the back of the property that features a master bedroom with a full bathroom , a storage space and an outdoor kitchen ideal for gatherings or BBQ'S . Kitchen outbuilding and one bedroom illegal suite outbuilding has its own water tanks and furnaces , making it suitable for separate renting . Please checkout the floor plans in supplements as it contains the measurements and floor plan for all the outbuildings for better understanding . This unique property also includes a detached double garage , additional storage sheds, a hen house , three septic tanks and a recently upgraded well system for water. There is also a natural gas main line access just outside the property line . This beautiful property is located just 5 minutes from essential amenities such as hospitals, schools , restaurants and groceries in Didsbury , this property offers the potential for

a significant passive income or the perfect rural lifestyle . Don't miss out on this incredible opportunity ! Book a showing with your favorite realtor today .