



GRASSROOTS
REALTY GROUP

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20, 31107 Highway 22
Rural Mountain View County, Alberta

MLS # A2227881



\$1,699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,236 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	152.05 Acres		
Lot Feat:	Corners Marked, Farm, Irregular Lot, Many Trees, Other, Pasture, See Remarks		

Heating:	In Floor, Fireplace(s), Natural Gas, Wood Stove	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, See Remarks, Walk-Out To Grade	LLD:	10-31-4-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Pantry, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	vacu flo canister power nozzle and all attachments		

Tucked away in a serene, park-like setting right off Highway 22 and surrounded by mature trees, this unique property offers the perfect blend of rustic charm and practical functionality. The home is a rustic bungalow with a warm Southwestern feel, featuring over 2,278 sq ft of developed living space, a walkout basement, soaring vaulted ceilings, in-floor heat, a cozy wood-burning stove, a gas fireplace, and a gas stove—creating an inviting and comfortable atmosphere throughout. A sprawling 1,350 sq ft wrap-around porch embraces the home, offering the ideal space to relax, entertain, and take in the natural beauty of the surroundings. Set on 152.04 acres, the land is thoughtfully laid out with approximately 90 acres in premium export-grade timothy horse hay, with the balance in natural trees and functional pens. The infrastructure is equally impressive with a versatile 30x50 barn/shop featuring in-floor heat and a full 3-piece bathroom, plus a matching 30x50 upper loft space ideal for storage, studio use, or other creative pursuits. An additional 2,269 sq ft of lean-to space wraps around the barn/shop, providing ample shelter for hay or equipment. There’s also a 28x36 quonset with utilities nearby, awaiting final hookup to power and water for expanded use. Horse lovers and agri-business operators will appreciate the set-up for overnight horse boarding, complete with multiple pens, shelters, and three RV sites equipped with water and power. Two water wells serve the property, ensuring ample supply for home and agricultural needs. A single detached garage with a loft adds to the flexibility and usability of the site. Whether you’re looking to run an agricultural business, or simply enjoy the peace and privacy of country living, this one-of-a-kind property offers extraordinary opportunity and space to make your vision a reality.

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