



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

8, 31264 Highway 2 A
Rural Mountain View County, Alberta

MLS # A2228364



\$1,199,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,253 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Gravel Driveway, Insulated, Triple C		
Lot Size:	7.95 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Many Trees, Pasture,		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	17-31-1-W5
Exterior:	Brick, Wood Frame	Zoning:	11
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For
Features:	See Remarks		

Inclusions: Appliances in the arch-rib shop kitchenette, garden shed, playhouse, horse shelter

Just five minutes from the charming community of Didsbury, discover this breathtaking 7.95-acre estate—a truly rare and hidden gem nestled atop a scenic ridge with panoramic views that stretch from the serene creek valley below to the rolling farmland and glowing lights of town, all crowned by the majestic backdrop of the Rocky Mountains. As you pass through the gated entrance and travel down the winding, tree-lined driveway, you'll immediately feel the magic of this private, storybook setting. Towering mature trees embrace the beautifully landscaped yardsite, creating a sense of peace, space, and total seclusion. Every inch of this property invites exploration—from lush sprawling lawns and garden areas to open, partially fenced pastures and a deep natural ravine with a large pond that reflects the sky like a mirror. Whether you envision a hobby farm, a countryside sanctuary for raising children and animals, a base to run your business, or simply a tranquil retreat for rest and creativity, this versatile acreage checks every box. At the heart of the property stands a timeless, brick-faced 4-bedroom, 2-bath bungalow, meticulously maintained and move-in ready. With its warm, inviting layout, including a convenient back porch laundry room, it's perfectly suited for country living. Start your day with coffee on the east-facing deck bathed in morning light, and unwind with a glass of wine while watching unforgettable sunsets from the west-facing deck. For those who dream big, the property offers an extraordinary array of outbuildings: A semi-attached triple garage for everyday convenience, A massive 40'x60' heated arch-rib workshop complete with washroom, kitchenette, and private office/bedroom—ideal for business, hobbies, or guest space, And the pièce de résistance: a stunning white hip-roof barn that blends nostalgic

charm with modern function. Its lower level features a heated shop and cold storage annex, while the expansive upper loft is a blank canvas—imagine a golf simulator, art studio, event space, or luxurious guest quarters. This is more than just a property—it’s a lifestyle of endless potential, natural beauty, and peaceful luxury, all in a highly desirable and central location with quick access to Hwy 2A & 582, schools, shopping, and all the amenities of Didsbury. Don’t miss your chance to own this one-of-a-kind rural masterpiece. Properties like this are rarely available and even harder to forget.