



30480 #16 Range road 12
Rural Mountain View County, Alberta

MLS # A2296647



\$1,895,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2
Garage:	Gravel Driveway, Parking Pad		
Lot Size:	148.66 Acres		
Lot Feat:	-		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Metal	Near Town:	Carstairs
Basement:	Full	LLD:	34-30-1-W5
Exterior:	Wood Frame	Zoning:	A Agricultural District
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Propane
Features:	-		

Major Use: Pasture

Rare 148-acre property just 20 minutes north of Airdrie and 5 minutes from Carstairs, offering an exceptional blend of peaceful country living and quick QE2 access. Overlooking the Rosebud Valley, this gently rolling land features open pasture, treed trails, and an elevated plateau with panoramic valley and coulee views. Approximately 40 acres were previously seeded to hay, ideal for grazing or agricultural use. Also on the property is a 70' x 170' +/- reclaimed oilfield lease pad and a high-producing 20 GPM well. The fully developed home includes a walkout lower level and a legal basement suite with bedroom, bathroom, sitting area, and kitchenette—perfect for extended family or guests. School bus service to Carstairs and just 5 minutes to QE2 for an easy commute to Airdrie, Calgary, and surrounding areas. This remarkable property offers endless possibilities for country living, from a fully functional equestrian facility to a cattle operation, hobby farm, or private retreat. There's ample room for barns, riding arenas, additional accessory buildings, or outdoor recreation areas. With its combination of privacy, natural beauty, and convenient location, this property is ideal for anyone looking to create their dream country lifestyle while remaining connected to nearby towns and the city.