



**30480 #16 Range Road 12**  
**Rural Mountain View County, Alberta**

**MLS # A2307400**



**\$1,895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	148.66 Acres		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	34-30-1-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	A Agricultural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Propane
<b>Features:</b>	Kitchen Island, Storage		

**Inclusions:** Refrigerator in Basement Suite

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 Queen Elizabeth II Highway 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. Built in 2024, 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, guests, or supplemental rental potential. The home is ideally positioned on the site to allow for straightforward expansion, including the addition of a front-attached garage off the existing parking area, a potential master suite addition, and an expanded foyer. Currently configured with four bedrooms, there is also ideal space to create a fifth bedroom off the lower family room by simply closing a doorway. School bus service to Carstairs and just minutes to QE2 for an easy commute to Airdrie, Calgary, and surrounding areas. This remarkable property offers endless possibilities for country living, whether envisioned as a fully functional equestrian facility, cattle operation, hobby farm, or private rural retreat. The landscape provides abundant space for barns, riding arenas, additional accessory buildings, workshops, or outdoor recreation areas tailored to a wide range of uses. With its rare combination of privacy, natural beauty, productive land, and convenient location, this property is ideal for those looking to create their dream country lifestyle while remaining connected to nearby communities and the city.