



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

31275 Range Road 13
Rural Mountain View County, Alberta

MLS # A2309078



\$874,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	4.00 Acres		
Lot Feat:	Low Maintenance Landscape, Pasture		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Cork, Laminate, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Ag
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage, Vinyl Windows		

Inclusions: Main Floor: Fridge, Electric Stove, Dishwasher, Hood-Fan | Basement: Fridge, Cooktop, Wall Oven, Washer, Dryer (includes pedestals), Window Coverings, Garage Control, Pool Table & Accessories, Hot Tub, Electric Fireplace (Basement), Woodstove (Main Floor), 5 Sheds, Animal Shelter, Pergola (West Deck), Sea Can (South Side of Shop), Water Filtration/Softener

This property boasts a prime, high-visibility location with easy access to major routes, just 3 km west of the QE2 at DIDSBURY. Set on an expansive 4-ACRE PROPERTY, you'll find 5 STORAGE SHEDS and a FENCED PASTURE equipped with an animal shelter, and heated water for livestock. This renovated home offers 2,300 +/- sq ft of interior space and features an OPEN CONCEPT LAYOUT with a bright & unique kitchen with an eat up bar, good sized living & dining rooms + big windows throughout offering tons of natural light and views all the way around the property. 2 bedrooms + 2 bathrooms up and another bedroom + den and bathroom down. This home also offers a Summer kitchen for added convenience. Enjoy the MAIN FLOOR LAUNDRY, a cozy wood-burning stove, as well as 2 DECKS for outdoor relaxation & shade under the pergola. Hot tub included for your added enjoyment! The basement has a games/hobby area and IN FLOOR HEAT with newer windows & updates throughout. New in 2026 is a Water Filtration/Softener System. The insulated 60x35 SHOP is equipped with 220V single-phase power. IN-FLOOR & RADIANT HEATING ensuring year-round comfort with an attached 40 ft wired sea can featuring a developed sitting & storage area. Don't miss your chance to schedule a viewing today and embark on your journey toward a fulfilling new acreage lifestyle!