



20, 31244 Range Road 33  
Rural Mountain View County, Alberta

MLS # A2318206



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Acreage with Residence, Mobile Home-Single Wide		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Outside, Parking Pad		
<b>Lot Size:</b>	2.01 Acres		
<b>Lot Feat:</b>	Few Trees, Garden, Lawn, Native Plants		

<b>Heating:</b>	Standard, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	16-31-3-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RC2
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	Cable, Electricity Connected, Natural Gas Connected
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** n/a

Welcome to your acreage dream just outside Didsbury! Situated on 2.01 beautifully developed acres, this charming country property offers the perfect blend of rural living, functionality, and room to grow. Ideally located with easy access to Didsbury, Olds, Carstairs, and Sundre, and just one hour from Calgary and approximately 90 minutes from the Rocky Mountains, you'll enjoy peaceful country living with convenient access to amenities, employment centres, and year-round recreation. Located just off Highway 582, the property's access road receives priority winter maintenance, helping ensure reliable year-round access and easier commuting throughout the winter season. The 1,760 sq. ft. home features 4 bedrooms and 2 bathrooms, thoughtfully designed for comfortable family living. A generous entryway/mudroom provides plenty of space for boots, coats, outdoor gear, and all the essentials that come with country life. Inside, you'll appreciate the open floor plan, spacious pantry, wood-burning stove, and welcoming living spaces designed for gathering with family and friends. Outside, the property has been carefully developed to maximize both enjoyment and functionality. Raised garden beds, a greenhouse, mature trees, established gardens, and open green space create a beautiful setting to enjoy the outdoors. Several unique outbuildings and storage sheds provide abundant room for equipment, hobbies, projects, recreation, or seasonal storage. A dog run and partially fenced yard offer added convenience for pet owners. Whether you're dreaming of growing your own food, enjoying peaceful evenings under the prairie sky, entertaining family and friends, or simply having room to breathe, this property offers endless opportunities to embrace country living. Established and thoughtfully maintained, this rare acreage is ready for its next family to create lasting

memories. A wonderful opportunity to enjoy the space, privacy, and freedom of acreage living while remaining close to the conveniences of town.