



GRASSROOTS
REALTY GROUP

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1438 Township Road 312A Road
Didsbury, Alberta

MLS # A2338209

\$1,399,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,235 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Garage Faces Side, Gravel Driveway		
Lot Size:	63.40 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Garden, Landscaped, Lawn, Ma		

Heating:	Forced Air, Propane	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	17-31-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Agriculture A1
Foundation:	Other	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: See Seller's Agent to clarify specific items of interest.

The property you've been waiting for! Walking distance to Didsbury schools and amenities, this beautiful 63+/- acre hobby farm with 3 bedroom/2 bath home, newly constructed shop/barn, and brand new oversized triple car garage will be your family's dream come true. The 2 year old 3 bedroom bungalow is in new condition with vaulted ceilings in the open concept main living space. Leathered quartz countertops and stainless appliances run throughout the home. Large primary bedroom with ensuite and walk-in closet features plenty of room for a king-sized bed. This highly energy efficient home features triple pane windows, R20 insulation and energy efficient furnace and water heater. The 1 year old, 40*70 heated, insulated pole barn boasts 14 foot high ceilings and phase II power. Brand new 26*35 triple car garage features 10 foot ceilings and plenty of room to park an oversized pickup truck. The stunning undulating property encompasses over 2.6KM of Rosebud river frontage plus several ponds. This property comes with grandfathered, non-expirational IRRIGATION RIGHTS. The 30 acres of cultivated land currently produces almost 4 bales per acre, which could be increased with the use of irrigation. The land is currently being used for a high-end horse breeding operation with well maintained perimeter and cross fencing. The property is serviced by a 2024 drilled well/septic system and two 1000 gallon propane tanks. Directly adjacent to Didsbury, this property also has exceptional future residential or commercial development potential. Book your private viewing today.