

# \$875,000 - 31109 Range Road 273, Rural Mountain View County

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MLS® #A2221679

**\$875,000**

4 Bedroom, 2.00 Bathroom, 1,293 sqft  
Residential on 8.48 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your own private piece of paradise, perfectly set up for families who enjoy rural living, working with their hands, and raising animals. Surrounded by mature trees and offering peace and privacy, this 8.48-acre property is just a short 22 min drive to either Carstairs or Didsbury, with pavement nearly the entire way. The yard and outbuildings are the real showstoppers here. Whether you work on heavy equipment, farm machinery, or personal projects, you'll appreciate the 102'x47' Quonset with a concrete floor and 20'x14' overhead doors at both ends—ideal for everything from RV and semi parking to equipment storage or workshop use. The heated shop (39'x31', 16' ceilings) features another 20'x14' door, offering a perfect space for auto repair, welding, or toy storage. For animal lovers and 4H families, this property is already set up for livestock with a barn that includes 3 stalls, rubber matting, and lighting, as well as three automatic waterers servicing multiple fenced pastures—ideal for horses, cattle, or other livestock projects. The farmhouse—a 1,292 sq ft bungalow with 4 bedrooms and 2 full bathrooms, includes a spacious country kitchen with ample storage and room to add an island. The bright living room features large windows and a cozy fireplace, while the partially finished basement offers additional



living space with a second fireplace. This is a rare opportunity to own a fully functional acreage that supports your hobbies, your work, and your family lifestyle—all in one beautiful, private location. Call your favourite rural property specialist for a private tour!

Built in 1967

### Essential Information

MLS® #	A2221679
Price	\$875,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,293
Acres	8.48
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	31109 Range Road 273
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking	Quad or More Detached, RV Access/Parking, RV Garage
# of Garages	6

### Interior

Interior Features	Storage, See Remarks, Sump Pump(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Basement, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard, Storage
Lot Description	Landscaped, Rectangular Lot, Back Yard, Lawn, Many Trees, Pasture, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	95
Zoning	1

## Listing Details

Listing Office	REMAX ACA Realty
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