

\$950,000 - 28278 Highway 581, Rural Mountain View County

MLS® #A2256435

\$950,000

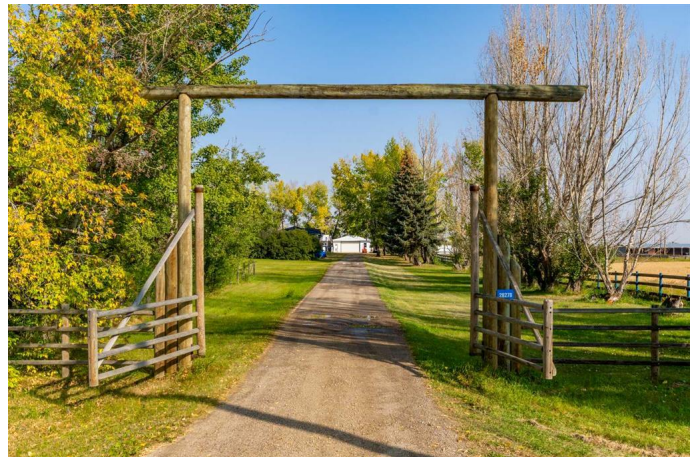
4 Bedroom, 2.00 Bathroom, 1,601 sqft
Residential on 10.13 Acres

NONE, Rural Mountain View County, Alberta

10.13 acres east of Carstairs along Hwy 581
all on pavement with quick access to town
and the QE2. This property is set up for hobby
farming, livestock, or simply enjoying a private
acreage lifestyle. From the moment you enter
through the custom log gate and tree-lined
driveway, you'll appreciate the mature
poplar and spruce, sprawling lawns, garden
areas, paddocks, and secure pens with
automatic waterers.

The land, barn, and outbuildings truly make
this property stand out. Outbuildings include: a
30'x32' heated oversized double
garage, a 24'x26' garage, a
36'x60' heated barn with 3 box stalls,
tack room, feed storage and tie-up space, a
40'x80' Quonset / shop with power, 2
ft. pony wall and dirt floor, plus an open-faced
livestock shelter in the pasture. Whether you
have horses, animals, equipment, or hobbies
there is room for it all.

The bungalow, built in 2005, adds even more
value. Offering approx. 1,600 sq.ft. on the
main floor, the home features an open-concept
kitchen/dining/living area filled with natural
light. The kitchen is thoughtfully laid out with
an eating bar and ample counter/cabinet
space. The spacious primary suite includes a
walk-in closet and ensuite with jetted tub. Two
additional bedrooms, 2.5 baths, and main floor



laundry with sink complete the main level.

Since purchasing, the current owners have framed and drywalled the full basement, giving you flexibility to finish to your own needs. Itâ€™s roughed-in for in-floor heating and already includes space for additional bedrooms, a large family/rec area, cold room, and utility room.

Outdoor living is also a highlight here, with an east-facing front deck perfect for morning coffee and a massive west-facing back deck (41â€™x12â€™) for relaxing and entertaining.

The property also features three water wells and a \$10,000 water purification system for peace of mind.

What truly sets this acreage apart are the incredible outbuildings and land setup. This is a turnkey opportunity for acreage buyers looking for privacy, functionality, and space to grow. Just 10 km east of Carstairs and only 45 minutes to Calgary.

Built in 2005

Essential Information

MLS® #	A2256435
Price	\$950,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,601
Acres	10.13
Year Built	2005
Type	Residential
Sub-Type	Detached

Style	Acreage with Residence, Modular Home
Status	Active

Community Information

Address	28278 Highway 581
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Satellite Internet Available
Parking Spaces	6
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, Workshop in Garage, Plug-In, Side By Side, Single Garage Detached
# of Garages	3

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood Stove, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, EPA Qualified Fireplace, Factory Built, Free Standing, Metal, Sealed Combustion, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Dog Run Fenced In, Few Trees, Front Yard, Garden, Gentle Sloping, Lawn, No Neighbours Behind, Private, Brush, Cleared, Farm, Flag Lot, Meadow,

	Pasture
Roof	Asphalt Shingle
Construction	Vinyl Siding, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	12
Zoning	A Agricultural District

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.