# \$1,999,500 - 31542 Hwy 2a, Rural Mountain View County

MLS® #A2199828

### \$1,999,500

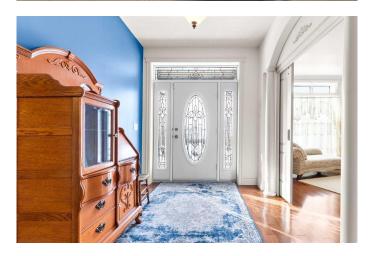
4 Bedroom, 3.00 Bathroom, 2,071 sqft Residential on 5.49 Acres

NONE, Rural Mountain View County, Alberta

This beautifully landscaped 5.49-acre acreage offers exceptional potential for a small/medium-sized business and additional housing for extended or blended families. Located 5 minutes north of Didsbury, AB, and 10 minutes south of Olds, AB, just off Highway 2A, it boasts gorgeous mountain views. The main house, with 2,017 sq ft of French country charm, features crown moldings, barn and French doors, and hardwood floors. The spacious kitchen, updated in 2023, has a two-tiered island, quartz countertops, a farmhouse sink, hard wood floors and ample cabinet space. The main floor also includes a dining room, living room, covered maintenance-free veranda with an outdoor kitchen. Master bedroom with a 4-piece ensuite, fireplace, soaker tub, and walk-in closet. Additional spaces include a 2-piece bath, second bedroom, laundry room, mudroom, and garage entrance. The fully finished walk-out basement provides 1,735 sq ft, featuring 2 bedrooms, a media room, a 4-piece bath, a playroom, and storage. ICF construction, crown moldings, fresh paint (2023), and in-floor heating throughout enhance the home's appeal. The oversized, heated double garage has a paved driveway. The property includes a 6,400 sq ft shop (128' x 50') with three-phase power. Features include a 50'x24' drive-through wash bay with 12' overhead doors, a 50'x24' welding bay with a 16' overhead bay door and crane.







50'x80' main shop area with two 14' bay doors and 16' clearance. The shop also has a wood workshop, paint storage, front office space, and a 3-piece bathroom. A new boiler (2024) ensures in-floor heating. Above the woodworking shop, a spacious living area includes a kitchen, laundry, 4-piece bathroom, 3 bedrooms, a master bedroom with a walk-in closet, and a storage room. The mezzanine adds additional living space, perfect for additional family members. This exceptional property has been meticulously maintained and offers an unparalleled combination of country residential comfort and business potential. Whether you are seeking a spacious family home, a live-work opportunity, or a combination of both, this acreage provides a rare and sophisticated setting with limitless possibilities.

#### Built in 2005

#### **Essential Information**

MLS® # A2199828

Price \$1,999,500

Bedrooms 4

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 2,071 Acres 5.49

Year Built 2005

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 31542 Hwy 2a

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M0W0

**Amenities** 

Utilities Electricity Connected, Water Connected, Natural Gas Available, Phone

Available, Sewer Available

Parking Spaces 10

Parking Driveway, Parking Pad, Additional Parking, Asphalt, Double Garage

Attached, Heated Garage

# of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry, Storage, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, French Door, Granite Counters, Soaking Tub, Vaulted

Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Hot Water, Natural Gas, In Floor

Cooling None Fireplace Yes

# of Fireplaces 5

Fireplaces Gas, Bath, Bedroom, Decorative, Electric, Family Room, Insert, Mantle,

Recreation Room

Has Basement Yes

Basement Full, Walk-Out

**Exterior** 

Exterior Features Garden, Private Entrance, Private Yard, Storage, Built-in Barbecue,

Outdoor Kitchen

Lot Description Gazebo, Landscaped, Lawn, Many Trees, Rectangular Lot, Views,

Garden, Greenbelt, Paved, Private, Waterfall, Yard Drainage

Roof Asphalt Shingle

Construction ICFs (Insulated Concrete Forms)

Foundation ICF Block

Additional Information

Date Listed March 20th, 2025

Days on Market 210 Zoning 1

## **Listing Details**

Listing Office CIR Realty

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