\$1,699,900 - 20, 31107 Highway 22, Rural Mountain View County

MLS® #A2227881

\$1,699,900

2 Bedroom, 2.00 Bathroom, 1,236 sqft Residential on 152.05 Acres

NONE, Rural Mountain View County, Alberta

Tucked away in a serene, park-like setting right off Highway 22 and surrounded by mature trees, this unique property offers the perfect blend of rustic charm and practical functionality. The home is a rustic bungalow with a warm Southwestern feel, featuring over 2,278 sq ft of developed living space, a walkout basement, soaring vaulted ceilings, in-floor heat, a cozy wood-burning stove, a gas fireplace, and a gas stoveâ€"creating an inviting and comfortable atmosphere throughout. A sprawling 1,350 sq ft wrap-around porch embraces the home, offering the ideal space to relax, entertain, and take in the natural beauty of the surroundings. Set on 152.04 acres, the land is thoughtfully laid out with approximately 90 acres in premium export-grade timothy horse hay, with the balance in natural trees and functional pens.

The infrastructure is equally impressive with a versatile 30x50 barn/shop featuring in-floor heat and a full 3-piece bathroom, plus a matching 30x50 upper loft space ideal for storage, studio use, or other creative pursuits. An additional 2,269 sq ft of lean-to space wraps around the barn/shop, providing ample shelter for hay or equipment. There's also a 28x36 quonset with utilities nearby, awaiting final hookup to power and water for expanded use.

Horse lovers and agri-business operators will







appreciate the set-up for overnight horse boarding, complete with multiple pens, shelters, and three RV sites equipped with water and power. Two water wells serve the property, ensuring ample supply for home and agricultural needs. A single detached garage with a loft adds to the flexibility and usability of the site.

Whether you're looking to run an agricultural business, or simply enjoy the peace and privacy of country living, this one-of-a-kind property offers extraordinary opportunity and space to make your vision a reality.

Built in 2007

Essential Information

MLS® # A2227881 Price \$1,699,900

Bedrooms 2 Bathrooms 2.00

Full Baths 2

Square Footage 1,236

Acres 152.05 Year Built 2007

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 20, 31107 Highway 22

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M 0W0

Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Ceiling Fan(s), Chandelier, Closet Organizers, Central Vacuum, High

Ceilings, Vinyl Windows, Jetted Tub, Pantry, Tile Counters, Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator,

Washer/Dryer

Heating Fireplace(s), In Floor, Natural Gas, Wood Stove

Cooling None
Fireplace Yes
of Fireplaces 3

Fireplaces Basement, Bedroom, Blower Fan, Gas, Glass Doors, Living Room,

Mixed, Wood Burning

Has Basement Yes

Basement Finished, See Remarks, Walk-Out

Exterior

Exterior Features Dog Run, BBQ gas line, Fire Pit, Private Yard

Lot Description Corners Marked, Farm, Irregular Lot, Many Trees, Other, Pasture, See

Remarks, Treed

Roof Metal

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed June 16th, 2025

Days on Market 123

Zoning A Agricultural District

Listing Details

Listing Office CIR Realty

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