

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

MLS® #A2199828

\$1,999,500

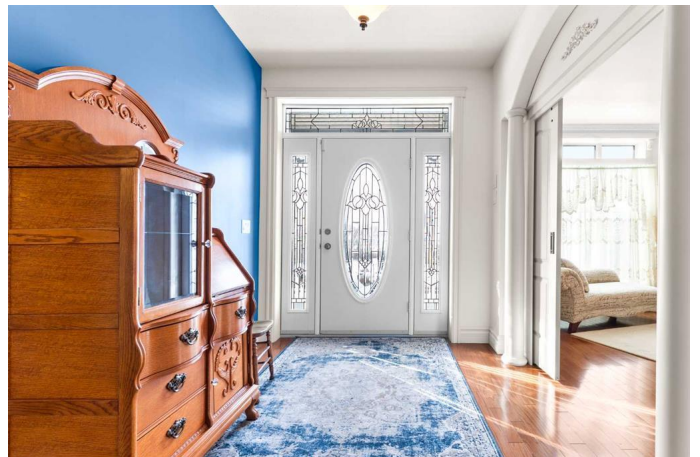
4 Bedroom, 3.00 Bathroom, 2,071 sqft

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.



50â€™x80â€™ main shop area with two 14â€™ bay doors and 16â€™ 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 | Bungalow, Acreage with Residence |
| 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, Natural Gas Available, Phone Available, Sewer Available, Water Connected |
| Parking Spaces | 10 |
| Parking | Double Garage Attached, Driveway, Parking Pad, Additional Parking, Asphalt, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Ceiling Fan(s), Crown Molding, French Door, Granite Counters, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Garage Control(s) |
| Heating | In Floor, Natural Gas, Hot Water |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 5 |
| Fireplaces | Electric, Gas, Mantle, Bath, Bedroom, Decorative, Family Room, Insert, Recreation Room |
| Has Basement | Yes |
| Basement | Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Built-in Barbecue, Garden, Outdoor Kitchen, Storage |
| Lot Description | Lawn, Rectangular Lot, Garden, Gazebo, Greenbelt, Landscaped, Many Trees, Paved, Private, Views, Waterfall, Yard Drainage |
| Roof | Asphalt Shingle |
| Construction | ICFs (Insulated Concrete Forms) |
| Foundation | ICF Block |

Additional Information

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| Date Listed | March 20th, 2025 |
|-------------|------------------|

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| Days on Market | 95 |
| Zoning | 1 |

Listing Details

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

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