

\$1,249,999 - 1165 582 Highway, Rural Mountain View County

MLS® #A2209537

\$1,249,999

3 Bedroom, 2.00 Bathroom, 842 sqft
Residential on 4.20 Acres

NONE, Rural Mountain View County, Alberta

This stunning property is conveniently located just 5 minutes away from Didsbury on Hwy 582, a mile away from Highway 2 and only 35 minutes from Calgary . The main house has been fully renovated and offers over 1280 Sqft of comfortable living space . It features 2 spacious bedrooms, including a master bedroom with a 3 piece in bathroom ., a bright and inviting entrance . Its has an open concept kitchen equipped with stainless steel appliances, also offers a cozy living room and a fully developed basement with its own family room and an additional bedroom . There is a ample storage including a heated crawl space and under stairs storage. Additionally , this property includes well appointed outbuilding that has its own 2 bedroom illegal suite which was built in 2023 . This suite boasts its own private entrance , new appliances , a new furnace and a water tank all complemented by beautiful tile flooring . Perfect for rental or as a private living space . Moreover there are 3 another well appointed outbuildings at the back of the property that features a master bedroom with a full bathroom , a storage space and an outdoor kitchen ideal for gatherings or BBQ'S . Kitchen outbuilding and one bedroom illegal suite outbuilding has its own water tanks and furnaces , making it suitable for separate renting . Please checkout the floor plans in supplements as it contains the measurements and floor plan for all the



outbuildings for better understanding . This unique property also includes a detached double garage , additional storage sheds, a hen house , three septic tanks and a recently upgraded well system for water. There is also a natural gas main line access just outside the property line . This beautiful property is located just 5 minutes from essential amenities such as hospitals, schools , restaurants and groceries in Didsbury , this property offers the potential for a significant passive income or the perfect rural lifestyle . Don't miss out on this incredible opportunity ! Book a showing with your favorite realtor today .

Built in 1959

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2209537 |
| Price | \$1,249,999 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 842 |
| Acres | 4.20 |
| Year Built | 1959 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 1165 582 Highway |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M0W0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers |
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air, Propane |
| Cooling | None |
| Has Basement | Yes |
| Basement | Crawl Space, Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage, Outdoor Kitchen, Rain Barrel/Cistern(s) |
| Lot Description | Few Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Square Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 7th, 2025 |
| Days on Market | 19 |
| Zoning | AG |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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