

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

MLS® #A2199828

**\$1,999,500**

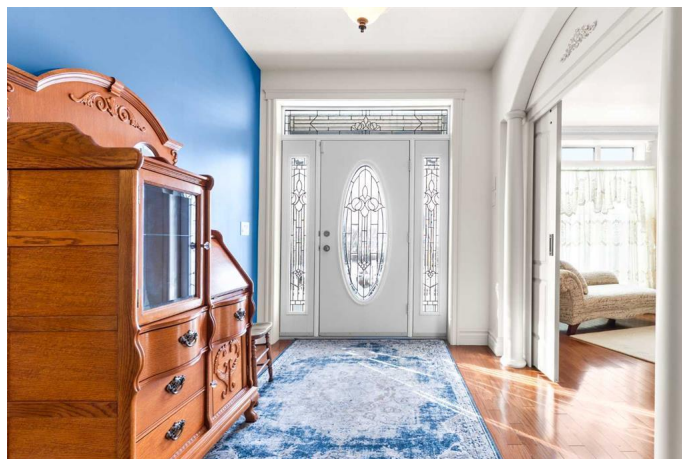
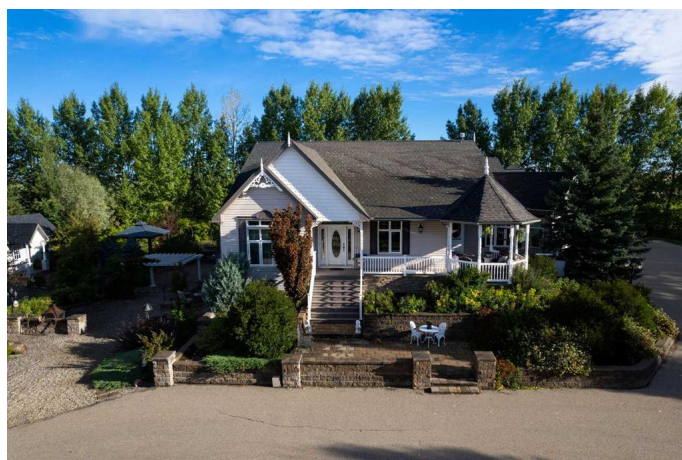
4 Bedroom, 3.00 Bathroom, 2,071 sqft

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	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, Natural Gas Available, Phone Available, Sewer Available, Water Connected
Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Heated Garage, Parking Pad, Asphalt, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	5
Fireplaces	Bedroom, Family Room, Gas, Mantle, Bath, Decorative, Electric, Insert, 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	Garden, Gazebo, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Views, Yard Drainage, Greenbelt, Paved, Waterfall
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market	122
Zoning	1

**Listing Details**

Listing Office	CIR Realty
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