

# \$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 stove—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 | 125                     |
| Zoning         | A Agricultural District |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.