

\$1,340,000 - 30344 Range Road 282, Rural Mountain View County

MLS® #A2244609

\$1,340,000

5 Bedroom, 4.00 Bathroom, 1,834 sqft
Residential on 15.90 Acres

NONE, Rural Mountain View County, Alberta

Welcome to Your Dream Acreage with over 3,400 Sq Ft of interior space! From the moment you arrive, you'll be impressed by the smooth ASPHALT DRIVEWAY and the immaculately maintained grounds of this must-see fully finished 5-bedroom, 4-bathroom BUNGALOW. Nestled on just under 16 acres—that includes ~11 acres of pasture. This property blends functionality with comfort, perfect for both family living and rural lifestyle enthusiasts. The spacious and bright interior boasts hardwood floors, a vaulted great room, and a cozy WOOD-BURNING STOVE in the living room. The kitchen is a chef's delight, a huge PANTRY, featuring GRANITE COUNTERTOPS and a CENTRE ISLAND, ideal for gathering and entertaining. The home offers two laundry rooms (1 up & 1 down), a dedicated OFFICE, and a flex room/gym to suit your unique needs. The spacious primary bedroom with 5-Piece ENSUITE and office are conveniently located on the main floor. Enjoy the peace of mind of TRIPLE PANE WINDOWS, the AIR CONDITIONING on a hot day or a soak in the walk-in variable speed air tub. The outdoors are just as impressive with the efficiency of a stock waterer and animal paddock complete with a horse shelter. There is also a beautiful GARDEN area with shed, and a SEASONAL CREEK that runs through the back of the property. Entertain or relax on the 10x30 covered deck, and take advantage



of the dog run for your furry companions. A massive 60x40 HEATED SHOP with 16x12 and 10x8 overhead doors and a 3-piece bathroom makes for a great space to store your equipment, toys, storage or work on projects or hobbies. This one-of-a-kind property still allows for communicability being only about 20 minutes to Didsbury or Carstairs or 30 minutes to Airdrie. Don't miss your chance to own this incredible home! GST due diligence is required.

Built in 2003

Essential Information

MLS® #	A2244609
Price	\$1,340,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,834
Acres	15.90
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	30344 Range Road 282
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

Amenities

Parking	Quad or More Detached
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Interior

Interior Features	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Rectangular Lot, Seasonal Water
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 8th, 2025
Days on Market	13
Zoning	Ag

Listing Details

Listing Office	Quest Realty
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