

\$939,900 - #15-31240 Rr20a, Rural Mountain View County

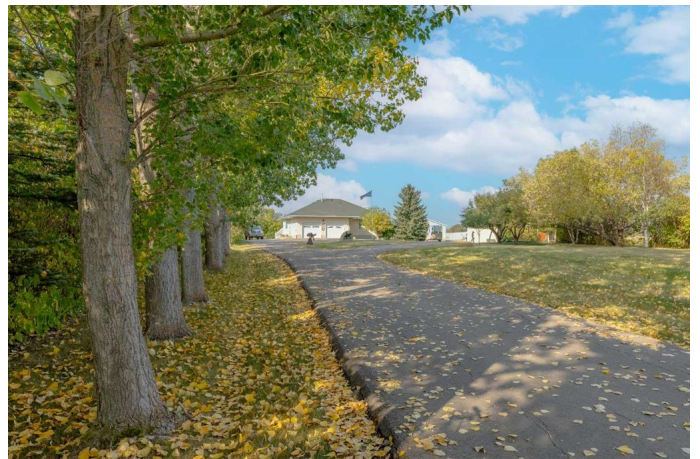
MLS® #A2255703

\$939,900

4 Bedroom, 3.00 Bathroom, 1,589 sqft
Residential on 4.57 Acres

NONE, Rural Mountain View County, Alberta

THIS COULD BE YOUR NEXT HOME!! If you are looking for an acreage on the edge of Didsbury and a private, secluded place to call your next home you will want to check out this exceptional property! The access is completely paved and as you enter the property you will notice the circular driveway and immaculate landscaping. This home has undergone renovations over recent years and has a view that is just UNREAL!! Step inside and you will appreciate the attention to detail and lots of thoughtful features. The kitchen was upgraded 5-6 years ago and has maple cabinets and the nicest spot to sit and enjoy that view. There is a sitting/family room, living room with hardwood floors, formal dining room with bay window/bench seat and main floor laundry with half bath and sink. There is a large primary bedroom with walk in closet and 3 pc ensuite plus another bedroom, main bath and welcoming entrance. The walk out basement does have a legal suite but could be opened up again if you needed the whole home to live in. This area has a lovely stone terrace with pond out back which would be a great place to take in more of that view. It also has a kitchen with dining area, family/living room, 2 bedrooms, bathroom, laundry and mechanical room (lots of storage here too!). The yard is a great place to have a few horses since there are 2 horse shelters and a shop/barn with concrete floors and overhead heat. There is also a few sheds



and cross-fencing and lots of wide open spaces. This is a very quiet, secluded property yet it is just on the edge of town so you truly have the best of both worlds here. Picture yourself on the deck or stone terrace having your morning coffee and soaking in the quiet, beautiful yard. This time of year it is so lush and green and it is equally pristine in winter too! So many great features in a really great location. Call today to book your viewing and check it out for yourself!

Built in 1990

Essential Information

MLS® #	A2255703
Price	\$939,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,589
Acres	4.57
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	#15-31240 Rr20a
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0W0

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Fan Coil, In Floor, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Secluded
Roof	Asphalt Shingle
Construction	Other, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	12
Zoning	CR1

Listing Details

Listing Office	REMAX ACA Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.