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31542 Highway 2A
Rural Mountain View County, Alberta

MLS # A2350361



$1,895,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,071 sq.ft.	**Age:**	2005 (21 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Driveway, Heated Gara		
Lot Size:	5.49 Acres		
Lot Feat:	Garden, Gazebo, Greenbelt, Landscaped, Lawn, Many Trees, Paved, Private,		

Heating:	In Floor, Hot Water, Natural Gas	**Water:**	Well
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	32-31-1-W5
Exterior:	ICFs (Insulated Concrete Forms)	**Zoning:**	1
Foundation:	ICF Block	**Utilities:**	Electricity Connected, Natural Gas, Phone, Sewer, Wa

Features: Ceiling Fan(s), Crown Molding, 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)

Inclusions: N/A

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, new quartz countertops 2024, 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. New Boiler INT June 2026. Leaf filter Gutter Guards July 2026. 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. 50’x80’ main shop area with two 14’ bay doors and 16’ 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.

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