

# \$1,199,900 - 8, 31264 Highway 2 A, Rural Mountain View County

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MLS® #A2228364

**\$1,199,900**

4 Bedroom, 2.00 Bathroom, 1,253 sqft  
Residential on 7.95 Acres

NONE, Rural Mountain View County, Alberta

Just five minutes from the charming community of Didsbury, discover this breathtaking 7.95-acre estate—a truly rare and hidden gem nestled atop a scenic ridge with panoramic views that stretch from the serene creek valley below to the rolling farmland and glowing lights of town, all crowned by the majestic backdrop of the Rocky Mountains.

As you pass through the gated entrance and travel down the winding, tree-lined driveway, you'll immediately feel the magic of this private, storybook setting. Towering mature trees embrace the beautifully landscaped yardsite, creating a sense of peace, space, and total seclusion. Every inch of this property invites exploration—from lush sprawling lawns and garden areas to open, partially fenced pastures and a deep natural ravine with a large pond that reflects the sky like a mirror.

Whether you envision a hobby farm, a countryside sanctuary for raising children and animals, a base to run your business, or simply a tranquil retreat for rest and creativity, this versatile acreage checks every box.

At the heart of the property stands a timeless, brick-faced 4-bedroom, 2-bath bungalow, meticulously maintained and move-in ready.



With its warm, inviting layout, including a convenient back porch laundry room, it's perfectly suited for country living. Start your day with coffee on the east-facing deck bathed in morning light, and unwind with a glass of wine while watching unforgettable sunsets from the west-facing deck.

For those who dream big, the property offers an extraordinary array of outbuildings:

A semi-attached triple garage for everyday convenience,

A massive 40'x60' heated arch-rib workshop complete with washroom, kitchenette, and private office/bedroom—ideal for business, hobbies, or guest space,

And the pièce de résistance: a stunning white hip-roof barn that blends nostalgic charm with modern function. Its lower level features a heated shop and cold storage annex, while the expansive upper loft is a blank canvas—imagine a golf simulator, art studio, event space, or luxurious guest quarters.

This is more than just a property—it's a lifestyle of endless potential, natural beauty, and peaceful luxury, all in a highly desirable and central location with quick access to Hwy 2A & 582, schools, shopping, and all the amenities of Didsbury.

Don't miss your chance to own this one-of-a-kind rural masterpiece. Properties like this are rarely available and even harder to forget.

Built in 1967

## **Essential Information**

MLS® #	A2228364
Price	\$1,199,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,253
Acres	7.95
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	8, 31264 Highway 2 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Utilities	Electricity Paid For, Natural Gas Paid
Parking	Garage Door Opener, Insulated, Triple Garage Attached, Additional Parking, Gravel Driveway
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Boiler
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Garden, Landscaped, Lawn, Views, Many

	Trees, Pasture
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 17th, 2025
Days on Market	1
Zoning	11

### **Listing Details**

Listing Office	CIR Realty
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