

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

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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           | In Floor, Natural Gas, Fan Coil                                                                            |
| Cooling           | None                                                                                                       |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

## Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard, Private Entrance                                                                                                                    |
| 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 | 70                   |
| Zoning         | CR1                  |

## Listing Details

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

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