



GRASSROOTS
REALTY GROUP

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1165 582 Highway
Rural Mountain View County, Alberta

MLS # A2209537



\$1,249,999

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	842 sq.ft.	Age:	1959 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	4.20 Acres		
Lot Feat:	Few Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Square Sha		

Heating: Central, Forced Air, Propane

Floors: Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Crawl Space, Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers

Water: Well

Sewer: Septic Tank

Condo Fee: -

LLD: 14-31-1-W5

Zoning: AG

Utilities: -

Inclusions: NONE

This stunning property is conveniently located just 5 minutes away from Didsbury on Hwy 582, a mile away from Highway 2 and only 35 minutes from Calgary . The main house has been fully renovated and offers over 1280 Sqft of comfortable living space . It features 2 spacious bedrooms, including a master bedroom with a 3 piece in bathroom ., a bright and inviting entrance . Its has an open concept kitchen equipped with stainless steel appliances, also offers a cozy living room and a fully developed basement with its own family room and an additional bedroom . There is a ample storage including a heated crawl space and under stairs storage. Additionally , this property includes well appointed outbuilding that has its own 2 bedroom illegal suite which was built in 2023 . This suite boasts its own private entrance , new appliances , a new furnace and a water tank all complemented by beautiful tile flooring . Perfect for rental or as a private living space . Moreover there are 3 another well appointed outbuildings at the back of the property that features a master bedroom with a full bathroom , a storage space and an outdoor kitchen ideal for gatherings or BBQ'S . Kitchen outbuilding and one bedroom illegal suite outbuilding has its own water tanks and furnaces , making it suitable for separate renting . Please checkout the floor plans in supplements as it contains the measurements and floor plan for all the outbuildings for better understanding . This unique property also includes a detached double garage , additional storage sheds, a hen house , three septic tanks and a recently upgraded well system for water. There is also a natural gas main line access just outside the property line . This beautiful property is located just 5 minutes from essential amenities such as hospitals, schools , restaurants and groceries in Didsbury , this property offers the potential for

a significant passive income or the perfect rural lifestyle . Don't miss out on this incredible opportunity ! Book a showing with your favorite realtor today .