

1379 Township Road 312 A
Rural Mountain View County, Alberta

MLS # A2169759



\$869,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,635 sq.ft.	Age:	1968 (57 yrs old)
Beds:	1	Baths:	2
Garage:	Double Garage Detached, Quad or More Detached, RV Access/Parking		
Lot Size:	4.79 Acres		
Lot Feat:	Irregular Lot, Landscaped, Treed		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	Open Discharge, Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-31-1-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	Agricultural District (A)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Storage, Tankless Hot Water		
Inclusions:	None		

Huge price drop! Nestled on 4.79 acres just minutes from Didsbury, this immaculate property offers the perfect blend of rural tranquility and modern convenience. The home, thoughtfully updated in 2015, is designed for main-floor living, featuring a spacious primary bedroom with a luxurious 5-piece ensuite, main-floor laundry, and an expansive kitchen and dining area. The property also boasts an impressive 40' x 80' "man cave" shop, complete with an automotive hoist, a fabrication area, and ample storage—ideal for hobbyists and car enthusiasts. Outdoor spaces include raised garden beds, a cozy party shack, and a fire pit, perfect for entertaining. The home was fully renovated to the studs, with new wiring, plumbing, foam insulation, windows, a tankless water heater, and a high-velocity furnace, ensuring comfort and efficiency. Located near the charming community of Didsbury, this property combines the peace of rural living with easy access to local amenities, schools, and services, while still being a convenient commute to Calgary. Ideal for those seeking modern comforts, ample land, and space to indulge in their hobbies, this property is the ultimate rural retreat.