



Danny Hansen
Phone: 403-948-7510
Mobile:
Fax:
Email: dannyhansen@remax.net

RE/MAX Rocky View Real Estate
4, 620 First Ave NW
Airdrie, AB
T4B 2R3



31542 Hwy 2 A, Rural Mountain View County, Alberta, T0M 0W0, Ca

MLS®# A1216861



Property Value	\$2,100,000
Type	Detached
Style	Acreage with Residence, Bungalow
Basement	Finished, Full
Parking	Double Garage Attached, Heated Garage
Year Built	2005
Living Area	2,156 sq.ft.
Lot Size Area	239,144 sq.ft.
Bedrooms	2
Bathrooms	2 full & 1 half

Description

Extensively landscaped and well-maintained acreage just North of Didsbury. The driveway to this fully fenced and gated 5.49 acres passes a huge shop and circles around a pond and rock garden in front of the 2,156 sq ft bungalow. The main floor is open concept with the beautifully designed and upgraded kitchen as the focal point. The kitchen features vintage style appliances, lots of cabinet and counter space, corner pantry, and a large two-tiered island. Directly off the kitchen is a dining area that leads to the beautiful sunroom with lots of windows, a sitting area with an electric fireplace, and an entrance to the covered maintenance-free veranda and fully equipped outdoor kitchen. There is a formal sitting room off the main entrance with an additional fireplace and big windows. A two-piece bath and laundry room lead down to a mudroom, additional storage room, and garage entrance. The master bedroom is also on the main floor and include a third fireplace, walk-in closet, and four-piece ensuite. The basement is fully finished with an additional 1,735 sq ft of living space including a rec room, office, playroom, guest bedroom, media room, four-piece bath, and even more storage space. Many upgrades in the home include ICF construction, beautiful crown molding, and heated floors throughout. The double attached garage is heated and over-sized. The shop is 15.24 metres by 38.74 metres and includes a wash bay with double overhead doors, welding bay with single overhead door and overhead crane, and mechanic bay. A woodworking shop, office, and 3-piece bath make up the rest of the shop. Above the wood working shop is a 931 sq ft illegal two-bedroom apartment with separate living room, laundry, and kitchen. Dimensions and layout for the garage and apartment can be found in supplements. This is a truly unique acreage that has been beautifully maintained and cared for. Call today to book your private viewing!



