

16, 30480 Range Road 12  
Rural Mountain View County, Alberta

MLS # A2240777

**\$2,190,000**

|           |                                      |        |                  |
|-----------|--------------------------------------|--------|------------------|
| Division: | NONE                                 |        |                  |
| Type:     | Residential/House                    |        |                  |
| Style:    | Acreage with Residence, Bungalow     |        |                  |
| Size:     | 1,092 sq.ft.                         | Age:   | 2023 (2 yrs old) |
| Beds:     | 4                                    | Baths: | 2                |
| Garage:   | Gravel Driveway, None, Off Street    |        |                  |
| Lot Size: | 148.66 Acres                         |        |                  |
| Lot Feat: | Garden, Level, Private, Treed, Views |        |                  |

|             |                                   |            |                           |
|-------------|-----------------------------------|------------|---------------------------|
| Heating:    | Forced Air, Propane               | Water:     | Well                      |
| Floors:     | Vinyl Plank                       | Sewer:     | Mound Septic, Septic Tank |
| Roof:       | Metal                             | Condo Fee: | -                         |
| Basement:   | Finished, Full, Walk-Out To Grade | LLD:       | 34-30-1-W5                |
| Exterior:   | Wood Frame                        | Zoning:    | 1                         |
| Foundation: | Poured Concrete                   | Utilities: | -                         |
| Features:   | No Smoking Home                   |            |                           |

Inclusions: Call Seller Directly

Click brochure link for more details\*\* Rare 148-Acre Legacy Property North of Airdrie Just 20 minutes from Airdrie and 5 minutes from Carstairs lies an extraordinary opportunity: a 148-acre estate of pristine, picturesque land overlooking the breathtaking Rosebud Valley. Properties of this caliber are exceedingly rare—offering a perfect blend of unmatched natural beauty and convenient proximity to major commuter routes and local amenities. With panoramic coulee views, treelined trails, and rolling pasture covered in native grasses, this land is the ideal canvas for your dream lifestyle. Whether you're envisioning a world-class equestrian facility, launching a cattle operation, or establishing a private retreat, this parcel is exceptionally well suited. A 40-acre section previously used as hay field offers valuable agricultural potential, ideal for hay production, or rotational grazing. The remainder of the land provides generous space for barns, a riding arena, and extensive grazing—while preserving an extraordinary sense of seclusion, all just minutes from town. A newly built home allows you to step directly into your vision. With 2,184 square feet of total living space, fully developed on both floors, the home includes a walkout lower level featuring a fully equipped in-law space—complete with bedroom, bathroom, sitting room, and kitchenette. This setup is ideal for multigenerational living, guest accommodation, or on-site staff. Alternatively, the in-law space can be reintegrated into the main living area, while a secondary suite could be added in a future accessory building such as a barn or shop, with the appropriate approvals. The property also features a high-producing 20 GPM water well, school bus access at the gate, and proximity to the QE2 corridor just five minutes away. Set in an atmosphere of rare tranquility, this is more than just land—it's

a once-in-a-generation opportunity to own a truly exceptional piece of Alberta. We invite you to walk the valley and climb to the far side of the plateau to truly experience the breathtaking beauty and remarkable value this property offers