

# \$2,300,000 - 16, 30480 Range Road 12, Rural Mountain View County

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MLS® #A2240777

**\$2,300,000**

4 Bedroom, 2.00 Bathroom, 1,092 sqft  
Residential on 148.66 Acres

NONE, Rural Mountain View County, Alberta

[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 exceptional opportunity: 148 acres of pristine, picturesque land, overlooking the breathtaking Rosebud Valley. Properties like this are incredibly rare – offering both unparalleled natural beauty and unbeatable proximity to commuter routes and local amenities.

This land boasts stunning coulee views, serene treelined trails, and rolling pasture covered in indigenous grasses – the perfect canvas for your dreams. Whether you envision building a world-class equestrian facility, launching a cattle operation, or simply enjoying the peace and seclusion of your own private retreat, this property has it all.

This property features a 40-acre portion previously used as a hay field, offering potential for hay production or rotational grazing – a valuable agricultural asset within this already remarkable parcel.

The rest of the land provides abundant space for barns, a riding arena, and extensive grazing, all while maintaining the sense of being miles away from everything – yet just minutes from town.

A newly built home means you can move right in and begin living your vision. Fully developed on both floors, for a total of 2184 square feet.



The lower-level walkout features a fully equipped in-law space â€” complete with bedroom, bathroom, sitting room, and kitchenette â€” perfect for multigenerational living or ranch staff.

Just 5 minutes to the QE2 commuting corridor, with a high-producing 20 GPM water well, school bus access at your gate, and a setting of rare tranquility, this is more than just land â€” itâ€™s a once-in-a-generation opportunity to own a truly special piece of Alberta.

Built in 2023

**Essential Information**

MLS® #	A2240777
Price	\$2,300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	148.66
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	16, 30480 Range Road 12
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

**Amenities**

Parking Spaces	4
Parking	Gravel Driveway, Off Street, None

## Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Fire Pit
Lot Description	Garden, Level, Private, Treed, Views
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	1

## Listing Details

Listing Office	Honestdoor Inc.
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