

# **\$829,000 - 32026 305, Rural Mountain View County**

MLS® #A2267024

**\$829,000**

4 Bedroom, 2.00 Bathroom, 2,032 sqft

Residential on 7.19 Acres

NONE, Rural Mountain View County, Alberta

UNIQUE HERITAGE HOME LOCATED ON A BEAUTIFULLY LANDSCAPED 7.19 ACRES ZONED AG WITH FABULOUS MOUNTAIN VIEWS - THE HOME UNDERWENT MAJOR RENOS IN 2008 & HAD NEW WINDOWS - BATHROOM - SHINGLES & SIDING - SEPTIC TANK & FIELD - NEW WELL 30GPM - ALL NEW CUSTOM MADE KITCHEN CABINETS - VIKING GAS STOVE - IN RECENT YEARS STALLS IN BARN 32 x 32 - METAL ROOF ON BARN - SMALL POND - OLD WALLPAPER REMOVED IN DINING ROOM AND FRESHENED UP WITH NEW PAINT - THE ATTIC IS NOW INSULATED & FRAMED & WOULD MAKE A GREAT EXTRA BEDROOM FAMILY ROOM OR OFFICE WITH JUST A LITTLE FINISHING (SQ FOOTAGE IS NOT INCLUDED WITH RMS - THIS HOME HAS UNIQUE ORIGINAL HERITAGE FEATURES YET HAS THE MODERNIZED TOUCHES THRU OUT - LOOKING FOR A PROPERTY THAT OFFERS CHARM - SIZE FOR YOUR ANIMALS (7.19 ACRES ZONED AG) & FENCED IN 3 PASTURES CURRENTLY FENCED FOR GOATS - POLE SHED IS APPROX 60 X 20 - CHICKEN COOP IS 16 X 24 - THERE IS POWER AND A PANEL TO EACH OUTBUILDING - HOUSE HAS ORIGINAL HARDWOOD ALL THRU AND BOASTS 4 GOOD SIZED BEDROOMS - 2 BATHROOMS (ONE ON MAIN - ONE ON 2ND FLOOR) SEPARATE DINING ROOM WITH FRENCH DOORS INTO LIVING ROOM



- INCREDIBLE COUNTRY KITCHEN WITH  
NEW BACK SPLASH & DINING AREA -  
WRAP AROUND VERANDA - HEATED DB  
DETACHED GARAGE - GARDEN AREA TO  
GROW YOUR VEGETABLES (needs some  
roundup) & THE ACREAGE HAS A GREAT  
SHELTERBELT OF TREES - LOCATED JUST  
EAST OFF #22 ON THE BERGEN ROAD  
TWP305 OR WEST OF DIDSBURY 20  
MINUTES ON BERGEN ROAD TO RR305 -  
COME ENJOY THE PEACE & QUIET OF THE  
COUNTRYSIDE IN THIS BEAUTIFUL HOME  
FROM THE TURN OF THE CENTURY -

Built in 1914

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2267024                         |
| Price          | \$829,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 2,032                            |
| Acres          | 7.19                             |
| Year Built     | 1914                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 32026 305                  |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M0W0                     |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |                                                                                         |
|---------|-----------------------------------------------------------------------------------------|
| Parking | Double Garage Detached, Garage Door Opener, Insulated, RV Access/Parking, Heated Garage |
|---------|-----------------------------------------------------------------------------------------|

|              |   |
|--------------|---|
| # of Garages | 2 |
|--------------|---|

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, High Ceilings, Laminate Counters, See Remarks, Soaking Tub, Storage, Vinyl Windows, French Door, Sump Pump(s) |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Gas Range, Refrigerator, Washer/Dryer |
|------------|---------------------------------------------------|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |      |
|---------|------|
| Cooling | None |
|---------|------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |      |
|----------|------|
| Basement | Full |
|----------|------|

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Landscaped, Fruit Trees/Shrub(s), Few Trees, Garden, Pasture |
|-----------------|-------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
|--------------|--------------|

|            |                                    |
|------------|------------------------------------|
| Foundation | Poured Concrete, Wood, Combination |
|------------|------------------------------------|

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 29th, 2025 |
|-------------|--------------------|

|                |   |
|----------------|---|
| Days on Market | 1 |
|----------------|---|

|        |    |
|--------|----|
| Zoning | AG |
|--------|----|

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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