

16, 30480 Range Road 12

Rural Mountain View County, Alberta

MLS # A2240777



\$2,300,000

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 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 — complete with bedroom, bathroom, sitting room, and kitchenette — 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 — it's a once-in-a-generation opportunity to own a truly special piece of Alberta.