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

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 extraordinary opportunity: a 148-acre estate of pristine, picturesque land overlooking the breathtaking Rosebud Valley.
Properties of this caliber are exceedingly rareâ€”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 grazingâ€”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 spaceâ€”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 landâ€”itâ€™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

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	Off Street, Gravel Driveway,

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	18
Zoning	1

Listing Details

Listing Office	Honestdoor Inc.

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