

# \$399,900 - 7, 31035 Range Road 281, Rural Mountain View County

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MLS® #A2178786

**\$399,900**

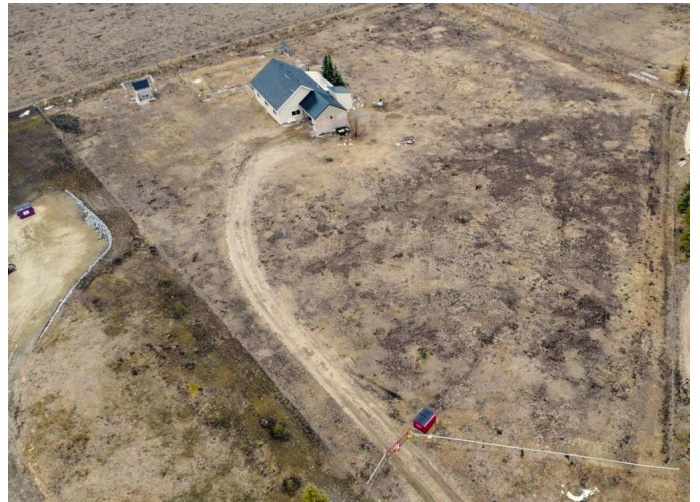
2 Bedroom, 1.00 Bathroom, 1,232 sqft  
Residential on 2.02 Acres

N/A, Rural Mountain View County, Alberta

## YOUR PEACEFUL PRAIRIE GETAWAY!!!

If you've been dreaming of a cozy country cottage with room to breathe and plenty of sunshine, this charming 2.02-acre spot just east of Didsbury might be your perfect match. Tucked into a quiet multi-lot subdivision just off the pavement? and backing onto a farmers field, this sweet one-and-a-half-story home offers peaceful rural living with an easy commute to both Calgary and Red Deer.? Built in 2010, this 1?086 sq. ft. home sits on a gently sloping parcel of mostly pastureâ€”perfect for gardening, market gardening, or just enjoying the open space. Itâ€™s a slab-on-grade build with toasty in-floor radiant heat, keeping things warm and cozy year-round. You've got natural gas, a drilled well, and a septic tank and field system already in placeâ€”everything you need to settle in comfortably.

Inside, the layout is bright and open. The kitchen features vaulted cathedral ceilings, warm wood cabinetry, and stainless steel appliances, and it flows nicely into the living room, which opens directly to the attached carport (built in 2023). There's a three-piece bath with a step-in shower conveniently located on the main floor, along with the laundry room. There are three bedroomsâ€”one is currently set up as an office and has sliding doors leading into a



sunny three-season porch/greenhouse, and the ??primary)? has lovely raw wood ceilings and two windows to let the natural light pour in.? Head upstairs and youâ€™ll find a cozy loft overlooking the main living areaâ€”perfect as a quiet reading nook, hobby space, or extra sleeping area for guests. With its welcoming vibe, big skies, and endless potential, this little acreage offers the perfect chance to enjoy country living at a comfortable price. Whether youâ€™re downsizing, starting out, or just looking for your own piece of the prairie, this oneâ€™s worth a look!

Built in 2010

### Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2178786                                  |
| Price          | \$399,900                                 |
| Bedrooms       | 2   |
| Bathrooms      | 1.00                                      |
| Full Baths     | 1   |
| Square Footage | 1,232                                     |
| Acres          | 2.02                                      |
| Year Built     | 2010                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 7, 31035 Range Road 281    |
| Subdivision | N/A                        |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M0W0                     |

### Amenities

|         |                                   |
|---------|-----------------------------------|
| Parking | Covered, Carport, Gravel Driveway |
|---------|-----------------------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Boiler, Natural Gas, Hot Water                                    |
| Cooling           | None  |
| Basement          | None  |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Garden                   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Slab                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 26               |
| Zoning         | CR               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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