

\$2,090,000 - 16, 30480 Range Road 12, Rural Mountain View County

MLS® #A2240777

\$2,090,000

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

NONE, Rural Mountain View County, Alberta

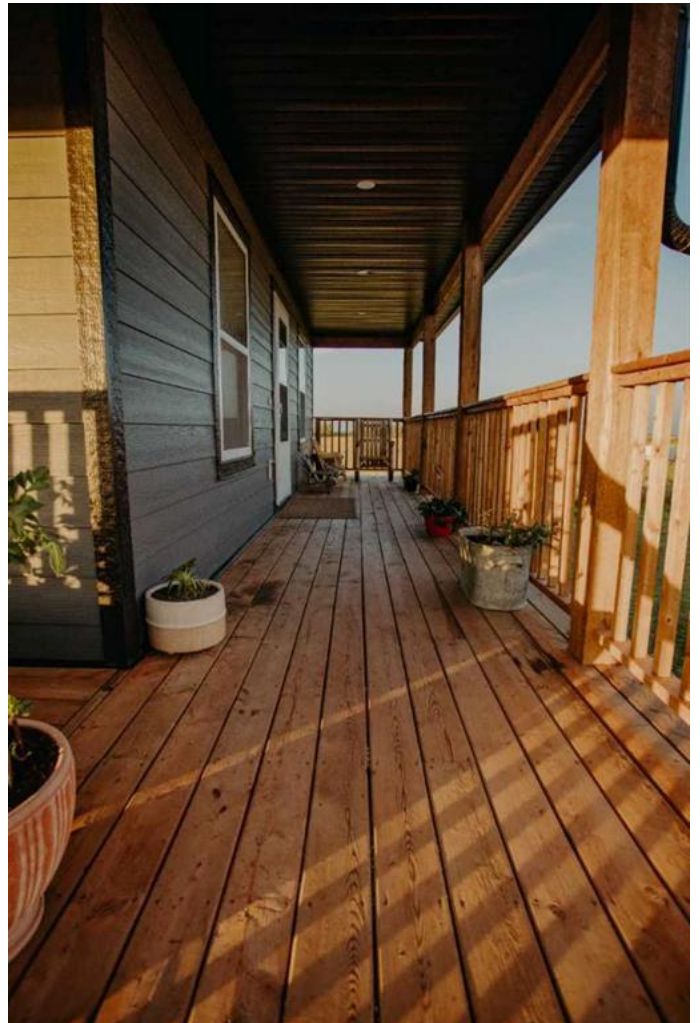
Click brochure link for more details** Rare 148-Acre Property North of Airdrie – With 4-bedroom Home, Views & Endless Potential. Just 20 minutes from Airdrie and 5 minutes from Carstairs, this exceptional 148-acre property offers the perfect balance of peaceful country living and convenient access to the QE2. Overlooking the Rosebud Valley, the land features rolling pasture, treed trails, and an elevated plateau – ideal for anyone seeking space, privacy, and possibilities.

Property Highlights: 148 acres of scenic, gently rolling land with panoramic valley and coulee views, 40 acres previously in hay, ideal for hay production or grazing, Excellent water supply with a high-producing 20 GPM well, Fully developed home (2,184 sq. ft. total) with walkout lower level,

Legal In-law suite with separate bedroom, bathroom, sitting area, and kitchenette – perfect for guests, family, or staff.

School bus access for kids to Carstairs schools; only 5 minutes to the QE2 for easy commuting to Airdrie, Calgary or communities north.

Whether you're looking to create a working equestrian facility, a cattle operation, or a private country retreat, this land offers space and flexibility to bring your vision to life. There's ample room for barns, riding arenas, or additional accessory buildings which could include a potential secondary



suite pending approvals.

This property combines natural beauty, privacy, and convenience – a rare opportunity to own a truly remarkable piece of Alberta countryside.

Built in 2023

Essential Information

MLS® #	A2240777
Price	\$2,090,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	148.66
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
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, None

Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None

Has Basement	Yes
Basement	Full

Exterior

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



Additional Information

Date Listed	July 17th, 2025
Days on Market	110
Zoning	1

Listing Details

Listing Office	Honestdoor Inc.
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