

# \$949,900 - 2157 Township Road 304, Rural Mountain View County

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MLS® #A2219251

**\$949,900**

4 Bedroom, 2.00 Bathroom, 1,292 sqft  
Residential on 9.39 Acres

NONE, Rural Mountain View County, Alberta

Untouched by the market for 27 years, a rare opportunity awaits you to own a stunning 9-acre property! Nestled just 40 minutes from North Calgary with pavement right to the entrance, this expansive acreage offers a perfect blend of rural serenity and convenient access. With 3 acres of picturesque tree-lined landscape, the property provides ample privacy and a tranquil escape. Enjoy breathtaking mountain views from the back porch, ideal for morning coffee or evening sunsets.

The charming 1,300 sqft bungalow boasts a cozy yet spacious layout, featuring 3 bedrooms upstairs and 1 downstairs, perfect for families or guests. The home includes 1.5 bathrooms, ensuring convenience for all, with ceramic tile in-floor heating for added comfort. Stay warm with a wood-burning stove in the basement and a classic wood fireplace in the upstairs family room, creating inviting spaces for relaxation. The oversized double detached garage, equipped with a natural gas heater, a 220-amp panel, and an attached greenhouse, offers ample space for vehicles, projects, or gardening pursuits.

Outdoor enthusiasts will love the two fire pit areas—one ideally suited for group campsites, perfect for hosting gatherings or enjoying starry nights. The property also



features a versatile barn with a butcher station, a 220-amp panel, and a loft space brimming with potential for conversion into a new living area or suite\*\*â€”subject to county approval\*\*. This could be ideal for extended family, rental income, or a creative retreat. Two water wells on-site, with a combined output of approximately 3 GPM, provide a reliable water supply to the home.

This unique acreage combines rural charm with modern functionality, offering endless possibilities for outdoor recreation, hobby farming, or peaceful living. Donâ€™t miss your chance to own this one-of-a-kind property, cherished for nearly three decades, with easy access to Calgary, Carstairs, Olds, and Didsbury!

Built in 1971

**Essential Information**

MLS® #	A2219251
Price	\$949,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,292
Acres	9.39
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

**Community Information**

Address	2157 Township Road 304
Subdivision	NONE
City	Rural Mountain View County

County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	10
Parking	Double Garage Detached, Driveway, Heated Garage, Insulated, Oversized, 220 Volt Wiring, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Vinyl Windows, Laminate Counters
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning, Wood Burning Stove
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Rain Barrel/Cistern(s)
Lot Description	Backs on to Park/Green Space, Front Yard, Garden, No Neighbours Behind, Private, Views, Yard Lights, Pasture, Treed
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Block

### Additional Information

Date Listed	May 10th, 2025
Days on Market	9
Zoning	17

### Listing Details

Listing Office	CIR Realty
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