

**7, 31035 Range Road 281  
Rural Mountain View County, Alberta**

**MLS # A2178786**



**\$389,900**

<b>Division:</b>	Rural Mountain View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,232 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Carport, Covered, Gravel Driveway		
<b>Lot Size:</b>	2.02 Acres		
<b>Lot Feat:</b>	Garden		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	1-31-28-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home		

**Inclusions:** Front entrance gate, Chicken coop is negotiable, Note: Dishwasher needs repair, sold as is

**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 1231 sq. ft. home sits on a gently sloping parcel of mostly pasture—perfect for gardening, market gardening, or just enjoying the open space. It'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 place—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 bedrooms—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 you'll find a cozy loft overlooking the main living area—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 you're downsizing, starting out, or just looking for your own piece of the prairie, this

one's worth a look!