

# \$1,249,999 - 1165 582 Highway, Rural Mountain View County

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MLS® #A2209537

**\$1,249,999**

3 Bedroom, 2.00 Bathroom, 842 sqft  
Residential on 4.20 Acres

NONE, Rural Mountain View County, Alberta

This stunning property is conveniently located just 5 minutes away from Didsbury on Hwy 582, a mile away from Highway 2 and only 35 minutes from Calgary . The main house has been fully renovated and offers over 1280 Sqft of comfortable living space . It features 2 spacious bedrooms, including a master bedroom with a 3 piece in bathroom ., a bright and inviting entrance . Its has an open concept kitchen equipped with stainless steel appliances, also offers a cozy living room and a fully developed basement with its own family room and an additional bedroom . There is a ample storage including a heated crawl space and under stairs storage. Additionally , this property includes well appointed outbuilding that has its own 2 bedroom illegal suite which was built in 2023 . This suite boasts its own private entrance , new appliances , a new furnace and a water tank all complemented by beautiful tile flooring . Perfect for rental or as a private living space . Moreover there are 3 another well appointed outbuildings at the back of the property that features a master bedroom with a full bathroom , a storage space and an outdoor kitchen ideal for gatherings or BBQ'S . Kitchen outbuilding and one bedroom illegal suite outbuilding has its own water tanks and furnaces , making it suitable for separate renting . Please checkout the floor plans in supplements as it contains the measurements and floor plan for all the



outbuildings for better understanding . This unique property also includes a detached double garage , additional storage sheds, a hen house , three septic tanks and a recently upgraded well system for water. There is also a natural gas main line access just outside the property line . This beautiful property is located just 5 minutes from essential amenities such as hospitals, schools , restaurants and groceries in Didsbury , this property offers the potential for a significant passive income or the perfect rural lifestyle . Don't miss out on this incredible opportunity ! Book a showing with your favorite realtor today .

Built in 1959

### **Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2209537                         |
| Price          | \$1,249,999                      |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 842                              |
| Acres          | 4.20                             |
| Year Built     | 1959                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### **Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 1165 582 Highway           |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M0W0                     |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 10   |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Central, Forced Air, Propane  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Crawl Space, Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage, Outdoor Kitchen, Rain Barrel/Cistern(s) |
| Lot Description   | Few Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Private, Square Shaped Lot                  |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 10              |
| Zoning         | AG              |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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