

# \$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	13
Zoning	AG

## Listing Details

Listing Office	Century 21 Bravo Realty
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