

# \$1,699,900 - 20, 31107 Highway 22, Rural Mountain View County

MLS® #A2227881

**\$1,699,900**

2 Bedroom, 2.00 Bathroom, 1,236 sqft  
Residential on 152.05 Acres

NONE, Rural Mountain View County, Alberta

Tucked away in a serene, park-like setting right off Highway 22 and surrounded by mature trees, this unique property offers the perfect blend of rustic charm and practical functionality. The home is a rustic bungalow with a warm Southwestern feel, featuring over 2,278 sq ft of developed living space, a walkout basement, soaring vaulted ceilings, in-floor heat, a cozy wood-burning stove, a gas fireplace, and a gas stove—creating an inviting and comfortable atmosphere throughout. A sprawling 1,350 sq ft wrap-around porch embraces the home, offering the ideal space to relax, entertain, and take in the natural beauty of the surroundings. Set on 152.04 acres, the land is thoughtfully laid out with approximately 90 acres in premium export-grade timothy horse hay, with the balance in natural trees and functional pens. The current farm operation has been run using organic practices—an important distinction for those who value sustainable, chemical-free land stewardship. The infrastructure is equally impressive with a versatile 30x50 barn/shop featuring in-floor heat and a full 3-piece bathroom, plus a matching 30x50 upper loft space ideal for storage, studio use, or other creative pursuits. An additional 2,269 sq ft of lean-to space wraps around the barn/shop, providing ample shelter for hay or equipment. There™s also a 28x36 quonset with utilities nearby, awaiting



final hookup to power and water for expanded use.

Horse lovers and agri-business operators will appreciate the set-up for overnight horse boarding, complete with multiple pens, shelters, and three RV sites equipped with water and power. Two water wells serve the property, ensuring ample supply for home and agricultural needs. A single detached garage with a loft adds to the flexibility and usability of the site.

Whether you're looking to run an agricultural business, continue the legacy of organic farming, or simply enjoy the peace and privacy of country living, this one-of-a-kind property offers extraordinary opportunity and space to make your vision a reality.

Built in 2007

### **Essential Information**

MLS® #	A2227881
Price	\$1,699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,236
Acres	152.05
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	20, 31107 Highway 22
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County

Province Alberta  
Postal Code T0M 0W0

### Amenities

Utilities Electricity Connected, Natural Gas Connected, Sewer Connected  
Parking Single Garage Detached  
# of Garages 1

### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Pantry, Tile Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer  
Heating In Floor, Fireplace(s), Natural Gas, Wood Stove  
Cooling None  
Fireplace Yes  
# of Fireplaces 3  
Fireplaces Basement, Bedroom, Blower Fan, Gas, Glass Doors, Living Room, Mixed, Wood Burning  
Has Basement Yes  
Basement Finished, See Remarks, Walk-Out

### Exterior

Exterior Features BBQ gas line, Dog Run, Fire Pit, Private Yard  
Lot Description Corners Marked, Farm, Irregular Lot, Many Trees, Other, Pasture, See Remarks, Treed  
Roof Metal  
Construction Wood Frame, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed June 16th, 2025  
Days on Market 13  
Zoning A Agricultural District

### Listing Details

Listing Office CIR Realty

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