

# \$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 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, 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, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tile Counters
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	Blower Fan, Gas, Living Room, Wood Burning, Basement, Bedroom, Glass Doors, Mixed
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, See Remarks, Treed, Pasture
Roof	Metal
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 16th, 2025
Days on Market	71
Zoning	A Agricultural District

### Listing Details

Listing Office	CIR Realty
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