

\$2,300,000 - 16, 30480 Range Road 12, Rural Mountain View County

MLS® #A2240777

\$2,300,000

4 Bedroom, 2.00 Bathroom, 1,092 sqft
Residential on 148.66 Acres

NONE, Rural Mountain View County, Alberta

[Click brochure link for more details**](#)

Rare 148-Acre Legacy Property north of Airdrie

Just 20 minutes from Airdrie and 5 minutes from Carstairs lies an exceptional opportunity: 148 acres of pristine, picturesque land, overlooking the breathtaking Rosebud Valley. Properties like this are incredibly rare – offering both unparalleled natural beauty and unbeatable proximity to commuter routes and local amenities.

This land boasts stunning coulee views, serene treelined trails, and rolling pasture covered in indigenous grasses – the perfect canvas for your dreams. Whether you envision building a world-class equestrian facility, launching a cattle operation, or simply enjoying the peace and seclusion of your own private retreat, this property has it all.

This property features a 40-acre portion previously used as a hay field, offering potential for hay production or rotational grazing – a valuable agricultural asset within this already remarkable parcel.

The rest of the land provides abundant space for barns, a riding arena, and extensive grazing, all while maintaining the sense of being miles away from everything – yet just minutes from town.

A newly built home means you can move right in and begin living your vision. Fully developed on both floors, for a total of 2184 square feet.



The lower-level walkout features a fully equipped in-law space â€” complete with bedroom, bathroom, sitting room, and kitchenette â€” perfect for multigenerational living or ranch staff.

Just 5 minutes to the QE2 commuting corridor, with a high-producing 20 GPM water well, school bus access at your gate, and a setting of rare tranquility, this is more than just land â€” itâ€™s a once-in-a-generation opportunity to own a truly special piece of Alberta.

Built in 2023

Essential Information

MLS® #	A2240777
Price	\$2,300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,092
Acres	148.66
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	16, 30480 Range Road 12
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0N0

Amenities

Parking Spaces	4
Parking	Gravel Driveway, Off Street, None

Interior

Interior Features	No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Garden, Level, Private, Treed, Views
Roof	Metal
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	1

Listing Details

Listing Office	Honestdoor Inc.
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.