

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

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MLS® #A2240777

**\$2,300,000**

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

NONE, Rural Mountain View County, Alberta

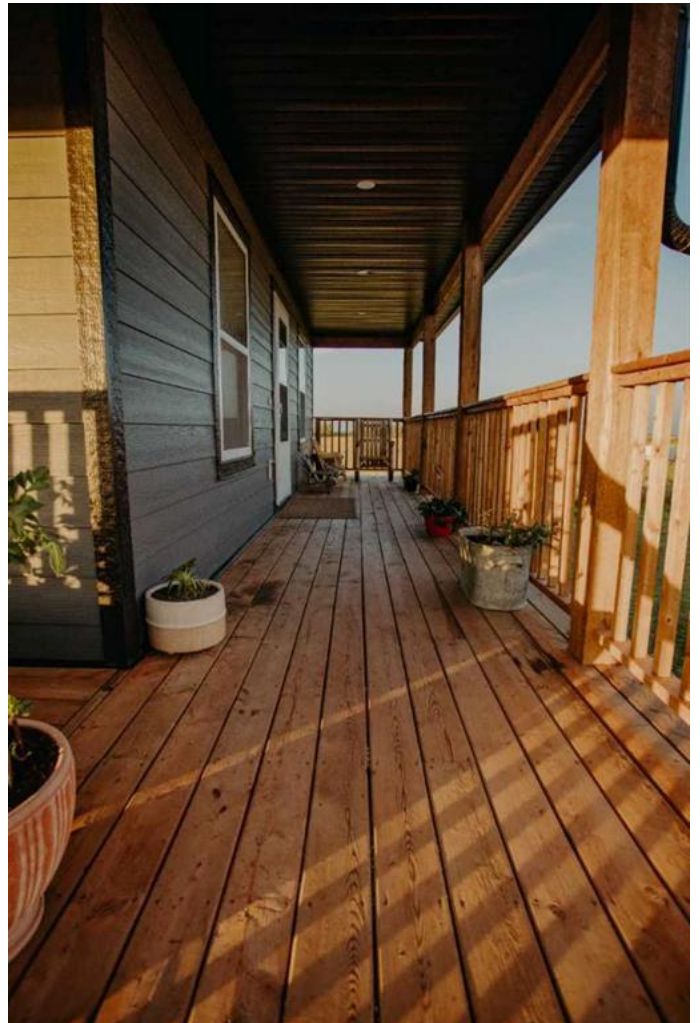
[Click brochure link for more details\\*\\*](#)

Rare 148-Acre Legacy Property North of Airdrie

Just 20 minutes from Airdrie and 5 minutes from Carstairs lies an extraordinary opportunity: a 148-acre estate of pristine, picturesque land overlooking the breathtaking Rosebud Valley.

Properties of this caliber are exceedingly rare—offering a perfect blend of unmatched natural beauty and convenient proximity to major commuter routes and local amenities. With panoramic coulee views, treelined trails, and rolling pasture covered in native grasses, this land is the ideal canvas for your dream lifestyle.

Whether you're envisioning a world-class equestrian facility, launching a cattle operation, or establishing a private retreat, this parcel is exceptionally well suited. A 40-acre section previously used as hay field offers valuable agricultural potential, ideal for hay production, or rotational grazing. The remainder of the land provides generous space for barns, a riding arena, and extensive grazing—while preserving an extraordinary sense of seclusion, all just minutes from town. A newly built home allows you to step directly into your vision. With 2,184 square feet of total living space, fully developed on both floors, the home includes a walkout lower level featuring a fully equipped in-law space—complete with



bedroom, bathroom, sitting room, and kitchenette. This setup is ideal for multigenerational living, guest accommodation, or on-site staff. Alternatively, the in-law space can be reintegrated into the main living area, while a secondary suite could be added in a future accessory building such as a barn or shop, with the appropriate approvals. The property also features a high-producing 20 GPM water well, school bus access at the gate, and proximity to the QE2 corridor just five minutes away. Set in an atmosphere of rare tranquility, this is more than just land—it's a once-in-a-generation opportunity to own a truly exceptional piece of Alberta. We invite you to walk the valley and climb to the far side of the plateau to truly experience the breathtaking beauty and remarkable value this property offers

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        | Off Street, Gravel Driveway, Paved |

**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 | 19              |
| Zoning         | 1               |

**Listing Details**

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



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