

# \$1,899,900 - 30108 Range Road 55, Rural Mountain View County

MLS® #A2237789

**\$1,899,900**

4 Bedroom, 3.00 Bathroom, 2,571 sqft  
Residential on 150.00 Acres

NONE, Rural Mountain View County, Alberta

Stunning location just 10 minutes west of Water Valley. This beautiful 150-acre fenced and gated property offers a rare blend of open pasture, spacious yard, and dense forest with meandering creeks, creating an ideal setting for nature lovers, hunters and horse enthusiasts alike. The property includes a MASSIVE 100' x 75' INDOOR RIDING ARENA with a full-length 16' side storage area along the east side—perfect for equipment, tack, and feed. Approximately 50 acres are dedicated to hay and pasture, while the balance is mature forest, offering privacy and recreational opportunities. North boundary is country grazing land and crown land is close by. Set up for a few horses with corrals and a round-pen. The unique 2,571 square foot walkout bungalow features vaulted ceilings and warm fir finishing throughout. The open-concept main living space includes a wood-burning stove, a huge kitchen ideal for gatherings, and a cozy family room perfect for relaxing. The spacious primary suite is located just off the living area and boasts a luxurious ensuite with a freestanding tub, dual vanities, water closet, brand new shower, wet sauna, and an expansive walk-in closet with custom cabinetry. The main floor also includes a second living area, flex space that was previously a second kitchen (see photos easily could be a second bed or office) and a convenient laundry room complete with a full



bathroom, utility sink, and a shower that is also handy as a dog wash station. The bright and spacious lower walkout level includes a large living and recreation room, a full second kitchen, two generous bedrooms, a newly finished four-piece bath, another laundry station, plenty of storage, and a beautiful office with built-in cabinetry—ideal for working from home or another massive bedroom. Such a great space for multi-generational living or additional income. The centre piece of the lower level is a cast iron, top of the line HERGOM oven with a glass cooktop. Additional features include a heated triple attached garage, 30'x65' tarp storage building, BACK UP natural gas generator, two greenhouses for gardening, wood boiler system for the house in-floor heat and a massive west-facing deck to enjoy summer evenings. This exceptional property must be seen to be truly appreciated. Book your showing today!

Built in 2011

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2237789                         |
| Price          | \$1,899,900                      |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,571                            |
| Acres          | 150.00                           |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 30108 Range Road 55 |
|---------|---------------------|

|             |                            |
|-------------|----------------------------|
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 2E0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Vaulted Ceiling(s), Wood Counters, Double Vanity, High Ceilings, Natural Woodwork, Sauna, Sump Pump(s) |
| Appliances        | Dishwasher, Dryer, Refrigerator, Washer, Gas Range                                                                                        |
| Heating           | Forced Air, Natural Gas, Boiler, In Floor, Wood Stove, Wood                                                                               |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Wood Burning Stove                                                                                                                        |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                                                  |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                 |
| Lot Description   | Many Trees, Creek/River/Stream/Pond, Farm, No Neighbours Behind, Native Plants, Pasture, Views |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Stucco                                                                                         |
| Foundation        | ICF Block                                                                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 103             |
| Zoning         | AG              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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