

\$2,995,000 - 33550 Range Road 23, Rural Mountain View County

MLS® #A2174064

\$2,995,000

4 Bedroom, 4.00 Bathroom, 4,070 sqft
Residential on 148.34 Acres

NONE, Rural Mountain View County, Alberta

Set on a sprawling 148-acre parcel, this executive home offers a retreat from the hustle and bustle of everyday life. As you enter, you'll find a practical foyer with a walk-in closet/ mud room and easy access to the oversized garage with a dog washing station and in-floor heating. A 2-piece bath and laundry room with lots of storage are right down the hall for added functionality. The main level is designed for relaxed living and entertaining. A spacious family room features a built-in bar with walnut cabinetry and built in mini bar, wine fridge and a sink. A cozy gas stone-fireplace makes this room perfect for gatherings or game nights with the family. Garden doors lead to a west-facing, covered deck with stunning mountain views. The kitchen is a chef's delight, with a large island with granite countertops, and high-end JennAir appliances. This country kitchen features a gas range, double ovens, fridge, dishwasher, microwave and plenty of maple cabinets. There is also a large pantry for even more storage. The dining room is open to the kitchen with garden doors out to the deck. Another family room boasts soaring ceilings and a stone fireplace for cozy evenings in. The master suite offers access to the west covered deck, which has the hook ups for a hot tub, a walk-in closet with built ins and a luxurious en-suite with cherry cabinets, large soaker tub and a shower with rainfall shower head. Two additional



bedrooms and a 4-piece bath complete the main floor. Upstairs, there are two more bedrooms with walk in closets that share a Jack and Jill bathroom. There is also a sitting room overlooking the living room for reading or to admire the impressive stone fireplace.

Downstairs a versatile space awaits. A room with sink and cabinets offers potential for crafting or hobbies, while the remaining area is ready for your personalized touch. The basement also has in-floor heat. Outside, enjoy the massive landscaped yard with mature trees and a garden. A covered east-facing deck overlooks the valley, while the west deck offers mountain views.

Additional features include a massive 80 X 40 heated shop with a bathroom and cold storage. The barn has 5 horse stalls, a tack room and a hay loft and has 5 cross pasture areas with game fence. Also, there are 3 livestock waterers.

Experience country living at its finest in this comfortable and inviting home. No detail has been missed in this custom-built, executive home!

Built in 2007

Essential Information

| | |
|----------------|---|
| MLS® # | A2174064 |
| Price | \$2,995,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 2 |
| Half Baths | 2 |
| Square Footage | 4,070 |
| Acres | 148.34 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, 1 and Half Storey |

Status Active

Community Information

Address 33550 Range Road 23
Subdivision NONE
City Rural Mountain View County
County Mountain View County
Province Alberta
Postal Code T4H 1P4

Amenities

Parking Spaces 6
Parking RV Access/Parking, Triple Garage Attached, Parking Pad
of Garages 3

Interior

Interior Features Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s), Built-in Features, Crown Molding, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Master Downstairs, Pantry, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar
Appliances Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Double Oven, Gas Range, Window Coverings, Wine Refrigerator
Heating In Floor, Forced Air, See Remarks
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Living Room, Family Room, Stone
Has Basement Yes
Basement Full, Unfinished

Exterior

Exterior Features BBQ gas line, Private Yard, Garden
Lot Description Landscaped, Views, Farm, Fruit Trees/Shrub(s), Garden, Lawn, Private
Roof Asphalt Shingle
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 30th, 2024
Days on Market 229

Zoning AG

Listing Details

Listing Office CIR Realty

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.