

# \$765,000 - 33244 Range Road 50, Rural Mountain View County

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MLS® #A2221672

**\$765,000**

4 Bedroom, 2.00 Bathroom, 1,606 sqft  
Residential on 2.99 Acres

NONE, Rural Mountain View County, Alberta

Nestled on 2.99 acres of beautifully treed land, this 1,606.4 sq ft home offers exceptional privacy and a serene natural setting. Surrounded by mature trees, the property feels like a secluded retreat while still offering all the comforts of home. Step inside to a spacious open foyer that welcomes you into a sun-filled kitchen, where an abundance of windows fills the space with natural light. From the kitchen, the layout flows seamlessly into the cozy living room and an inviting loft area above. The loft features a versatile flex space that opens onto a covered balcony. The main floor also includes a comfortable bedroom and a well appointed 4 pre bathroom. Downstairs, the basement offers practical functionality with a dedicated laundry room, three generously sized bedrooms, and a luxurious 5-piece bathroom, making it ideal for families or guests. Outdoor living is just as impressive, with a large back deck that's perfect for entertaining, barbecues or simply enjoying the peaceful surroundings. There is also a detached 24x28 heated garage equipped with solar panels and a loft area which is perfect for hobbies or extra storage. This acreage has seen numerous upgrades over the years. In 2017, a solar system was installed along with energy-efficient LED lighting. The 2014 addition also brought a fully renovated basement, new front entry, updated shingles, new furnace, in-floor heating, an on-demand



hot water heater, new electrical panel, and eavestroughs on both the house and garage. In 2013, the home received new Certianteed siding and metal cladding on the windows. Between 2012 and 2013, the garage was newly built with siding and a new boiler installed. A high-tech Singulair Green Bio-Kinetic wastewater treatment septic system was added in 2012. In 2011, the main floor was refreshed with new interior and exterior doors, baseboards, casings, refinished hardwood flooring, stairs and railing, along with updated electrical switches, plugs and light fixtures. This property offers the ideal setting to raise a family or simply enjoy a peaceful lifestyle that feels like a private resort. Letâ€™s not forget nearby golf courses and all the amenities of Sundre just minutes away. If you are looking for privacy, space or a home that connects you with nature, this property is a true gem!! Call today to book your private tour!!

Built in 1983

### **Essential Information**

MLS® #	A2221672
Price	\$765,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,606
Acres	2.99
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	33244 Range Road 50
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Heated Garage, Oversized, Gravel Driveway
# of Garages	2

### Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Landscaped, Private, Wooded
Roof	Asphalt
Construction	Composite Siding, Concrete
Foundation	Poured Concrete

### Additional Information

Date Listed	May 15th, 2025
Days on Market	31
Zoning	CR

### Listing Details

Listing Office	Century 21 Bravo Realty
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