

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

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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 215

Zoning                      AG

**Listing Details**

Listing Office              CIR Realty

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