



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

33235 Range Road 64
Rural Mountain View County, Alberta

MLS # A2223791



\$1,350,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,827 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	156.35 Acres		
Lot Feat:	Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Meadow, Native		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	16-33-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Soaking Tub, Tile Counters		

Inclusions: Fridge, Stove, Built-In Dishwasher, 2 Washers, 2 Dryers, Freestanding Fireplace, Office Desk, Closet in Hall. UPSTAIRS: Green Couch & Chair, White TV Stand, Metal Desk & Filing Cabinets. DOWNSTAIRS: Red Couch & Coffee Table, TV & Stand, Bookshelves, All Window Coverings, Garage Hoist & Garage Shelving, Garage Controls and Remotes, & Red Tool Shed.

A Hidden Paradise Just Minutes from Sundre! Welcome to your private sanctuary—153 acres of unspoiled nature, fresh air, and pure Alberta charm nestled in the West Country, just minutes from Sundre. Whether you're seeking a peaceful retreat, a thriving hobby farm, or the ideal home base for country living, this one-of-a-kind estate delivers it all. At the heart of the property is a custom 1½-story home with 2,775 sq ft of thoughtfully developed living space, 4 spacious bedrooms, and 2 bathrooms. Step inside to discover new vinyl plank flooring, an inviting wood-burning stove, and a bright country kitchen framed by glowing pine cabinetry and soaring ceilings wrapped in artistic flair. From the cozy living area, you can walk out onto a sprawling deck or unwind in the tranquil three-season sunroom, sipping coffee while listening to the wind whisper through the trees. The main floor primary suite offers quiet comfort, with a second bedroom ideal as a guest space or home office. Upstairs, a lofted lounge and additional bedroom provide a peaceful retreat. The fully developed basement includes a family room and fourth bedroom, plus dual washer/dryer sets—perfect for hardworking homesteaders or gardening enthusiasts. Outside is where the magic continues. A quad garage with a car hoist is ready for projects big and small, with roughed-in in-floor heating, & 4 separate overhead doors. For animal lovers, a goat shed, chicken coop, and power-equipped turkey house await. Fenced pasture, a greenhouse, garden plot, and multiple sheds support your dream of self-sufficiency or sustainable living. 10 acres are securely fenced, 40–50 acres are open pasture, and the remaining land is rich with mature trees and roaming wildlife—from deer and elk to moose and waterfowl. And with a registered \$4,450/year surface

lease income, the land works for you while you enjoy it. Whether you envision a private retreat, a thriving hobby farm, or simply room to breathe fresh air, this is the kind of property where stories are born and memories are made. "Home Is Where Your Story Begins"—come write yours in the West Country wilderness. Must See Property to Truly Appreciate.