



GRASSROOTS
REALTY GROUP

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

24, 33049 Range Road 12
Rural Mountain View County, Alberta

MLS # A2227272



\$1,580,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,148 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating: In Floor, Forced Air, Natural Gas, Wood Stove

Water: Well

Floors: Carpet, Hardwood, Tile

Sewer: Septic System

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full, Unfinished

LLD: 2-33-1-W5

Exterior: Vinyl Siding, Wood Frame

Zoning: 12

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: 3 Garage door openers

Welcome to your dream country retreat! Set on two manicured acres with mature trees and rich, fertile soil for gardening, this beautifully maintained acreage offers privacy, space, and convenience in one exceptional package. The custom-built home spans over 3,200 square feet and has been recently renovated with stylish updates including new carpet, trim, doors, hardware, lighting, and new high end hickory hardwood floors. It features five large bedrooms upstairs, an office on the main floor, as well as a living room, a cozy family room, and a show-stopping kitchen complete with a huge walk-in pantry double fridge/freezer, gas stove—perfect for the family chef or anyone who loves to entertain. Stay warm and comfortable year-round with in-floor heat in the basement, a wood-burning fireplace that can heat the entire house, and a gas fireplace for added comfort and ambiance. Outside, the features keep coming. You’ll find an oversized (30x30) heated attached garage, a heated 30’x30’ detached shop, plus a second detached shop—ideal for projects, hobbies, or extra storage. The paved driveway was recently sealed, and there’s plenty of room for RV parking. The property boasts an excellent 20+ gallon-per-minute producing well—a rare and valuable feature. And for golf lovers, it doesn’t get better than this—the Olds Golf Course is just next door. Whether you play daily or just enjoy the view, it’s a golfer’s dream location. This peaceful acreage offers the perfect blend of modern convenience, space, and country charm. Whether you’re raising a family or looking for your forever home, this property is a rare find.