



**GRASSROOTS**  
REALTY GROUP

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**33244 Range Road 50**  
**Rural Mountain View County, Alberta**

**MLS # A2253276**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,606 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Heated Garage		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, Private		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Hardwood, Laminate	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	5-33-13-W5
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled on 2.99 acres of beautifully treed land, this 1,606.4 sq ft home offers unmatched privacy and a tranquil natural setting. Surrounded by mature trees, the property feels like a private retreat while still providing all the comforts of modern living. Step into a spacious open foyer that leads to a bright, airy kitchen filled with natural light from large windows. The layout flows effortlessly from the kitchen to a warm, inviting living room and an upper loft space. The loft includes a flexible area that opens onto a charming covered balcony. The main level also features a cozy bedroom and a well-designed 4-piece bathroom. The basement adds functionality, with a dedicated laundry room, three spacious bedrooms, and a luxurious 5-piece bath—perfect for guests or family living. Outdoor living is equally appealing, highlighted by a large rear deck ideal for relaxing, entertaining, or BBQs. You'll also find a 24x28 heated detached garage with solar panels and an upper loft—ideal for hobbies or extra storage. This acreage has benefited from extensive upgrades over the years. In 2017, a full solar system and energy-saving LED lighting were installed. A major 2014 addition included a new basement renovation, front entry, updated shingles, furnace, in-floor heating, on-demand water heater, upgraded electrical panel, and new eavestroughs on both the house and garage. In 2013, the home was updated with Certianteed siding and metal window cladding. Between 2012&ndash;2013, the garage was newly constructed, complete with siding and a new boiler. A state-of-the-art Singulair Green Bio-Kinetic septic system was added in 2012. In 2011, the main level saw new interior/exterior doors, baseboards, casings, refinished hardwood floors, staircases and railing, plus modernized switches, outlets, and lighting fixtures. This stunning acreage

is perfect for raising a family or embracing a peaceful lifestyle that feels like a year-round getaway. You're just minutes from golf and all the conveniences of Sundre. If you're after privacy, room to roam, or a deeper connection with nature—this property is the one. Book your private showing today!