



GRASSROOTS
REALTY GROUP

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28119 Township Road 332
Rural Mountain View County, Alberta

MLS # A2257228



\$879,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,537 sq.ft.	Age:	1987 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	8.08 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Farm, Front Yard, Fruit T		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Pine Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	11-33-28-W4
Exterior:	Stucco	Zoning:	R-F Residential Farmstead
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Soaking Tub, Walk-In Closet(s), Wood Windows		
Inclusions:	Pool and Hot Tub Negotiable, wood stove in outdoor kitchen		

Welcome to this beautiful acreage just 18 minutes east of Olds. Built in 1987, this 2,537 sq.ft. two-storey home (plus fully developed basement) offers 5 bedrooms, 3.5 bathrooms, and over 4,100 sq.ft. of total living space and 8.08 acres of land. Step into the spacious foyer, where a sweeping curved oak staircase sets the tone. To your right, a cozy seating area with a built-in coffee bar invites gathering, while to the left, the dining room flows naturally into the large kitchen with a breakfast nook. The living room features a fireplace and tall ceilings, creating a warm yet airy atmosphere. Upstairs, the primary suite is a true retreat with a large walk-in closet and a 4-piece ensuite. Two more bedrooms, a full bath, and a loft complete the upper level. The finished basement provides 3 additional bedrooms, a rec room, a full second kitchen, and walk-out access to the yard—perfect for extended family or guests. The owners have blended modern conveniences with character-rich details, including dark-stained oak trim, wide baseboards, vintage-style grates, and quality hardware. Outside, the property is as remarkable as the home itself. Professionally landscaped, it features two slate-stone patios—one nestled in the trees with a fire pit for quiet getaways, and another on the east side of the garage. A stone platform supports an above-ground pool, while tamarack posts and natural logs create an authentic acreage feel. You’ll find an enclosed garden, chicken run, and a custom-built swing set with a sand pit. A screened outdoor shed with a wood stove offers a unique space for gatherings or a rustic outdoor kitchen. And, for the horse lovers, there is also a pasture and a round pen. Located on pavement with only $\frac{1}{4}$ mile of gravel, the property offers privacy with just one neighbour across the road and no through traffic. With its mix of modern

functionality, timeless character, and stunning outdoor spaces, this acreage is a rare find.