



GRASSROOTS
REALTY GROUP

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33235 RANGE ROAD 64
Rural Mountain View County, Alberta

MLS # A2278727



\$1,195,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,790 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Gravel Driveway, Quad or More Detached, RV /		
Lot Size:	156.35 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Many Trees, Pas		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	16-33-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Suspended Ceiling, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Freestanding Fireplace, All Window Coverings, Office Desk, Closet in Hall, Green Couch w/ Chair, White TV Stand, Bookshelves w/ Books, Metal Desk, Filing Cabinet, 2 Washers, 2 Dryers, Red Couch, Coffee Table, TV w/ Stand, Bookshelves w/ Books, Hoist, Shelving, Garage Door Remotes, 3 Sheds, Hen House, 2 Storage sheds, Greenhouse partly built, Red Metal Tool Shed, 2 Fuel tanks and Fueling station.

WELCOME to your own PRIVATE NATURE RETREAT! 156.35 ACRES w/a Quaint 1.5 STOREY HOME provides 2,479 Sq Ft of DEVELOPED LIVING SPACE, w/3 Bedrooms (Potential 4th in basement!), 1 $\frac{1}{2}$ Baths, + a 2,465 Sq Ft Detached QUAD GARAGE/SHOP, STORAGE SHEDS + Storage Trailers + a Chicken Coop! This SPECTACULAR QUARTER Section in WEST COUNTRY is just 13 mins from SUNDRE, offering an INCREDIBLE mix of Pasture, Trees, Privacy + Usability! This is a RARE OPPORTUNITY to secure a Large, INCOME-GENERATING \$\$\$, Fully-Serviced Acreage that is ready for any LIFESTYLE or HOBBY you can imagine, w/PRIME OPPORTUNITIES for an OUTDOOR LIFESTYLE + HUNTING! Enter the home through the CONVENIENT + SEPARATE Mudroom, ideal for keeping the dirt contained. Through the SPACIOUS foyer, you're welcomed w/NEUTRAL tones, NEW Vinyl Plank Flooring + FRESH Paint. Past the stairs, sits a 2 pc bath for guests. Into the kitchen you're greeted w/SOARING Vaulted Ceilings, Warm PINE Cabinets equipped w/a FULL pantry, Tiled counters + backsplash, + MODERN Appliances (Electric Stove, Refrigerator, Dishwasher + Microwave). The Breakfast Bar is PERFECT for those quick on-the-go meals, while the Dining room will seat loved ones for meaningful meals, w/ Sliding doors leading to the EXPANSIVE back deck. Cozy up in the living room w/the CHARMING, WOOD-BURNING STOVE surrounded by rustic brick walls, or let the SUN POUR into the space from the attached SUNROOM, an Ideal space to sit w/a book + watch the SUNRISE + SET. The PRIMARY Bedroom is EXPANSIVE, w/2 closets + enough space for a PRIVATE, COZY movie nook. The 2nd bedroom is ideal for a home office or guest room. Upstairs offers an additional FLEX space, + the

3rd bedroom has VAULTED WOOD Ceilings, ABUNDANT built-in storage, and a COZY, CABIN STYLE atmosphere. Downstairs, a LARGE 4th potential bedroom has a WALK IN CLOSET, a REC ROOM for MOVIE Nights w/the family, + a large utility room w/2 sets of washers + dryers. Now let's talk about the OUTDOORS because THIS is where the VALUE SHINES: The Detached QUAD GARAGE/SHOP comes w/a Car Hoist, 4 Overhead doors + is roughed-in for In-floor Heating. FUEL PUMP w/fuel tanks, Chicken Coop, Goat Shed, Former Greenhouse + SEVERAL STORAGE BUILDINGS throughout. Endless OPTIONS for MECHANICS, HOBBY FARMING, EQUIPMENT STORAGE, or HOME-BASED BUSINESS USE. EVERYTHING you need is ALREADY HERE + READY TO GO!! With a surface lease GENERATING \$4,450 annually, the property EARNs income while you make the most of it. The LAND is OUTSTANDING! PASTURE, TREES, OPEN MEADOWS, + WILDLIFE EVERYWHERE. If you've dreamed of PRIVACY, SECLUSION, + ROOM TO ROAM, this property DELIVERS. AG ZONING offers EXCELLENT FLEXIBILITY, + SERVICES include a 165 FT WELL, SEPTIC SYSTEM, NATURAL GAS HEAT, + PLENTY of PARKING! You simply WILL NOT find another ACREAGE of this SIZE, SETTING, + FUNCTIONALITY this close to SUNDRE at THIS VALUE. The MINUTE you arrive, YOU WILL BE IMPRESSED - this is the kind of PROPERTY that stays with you long after you leave. BOOK NOW!!