



33233 Range Road 284
Rural Mountain View County, Alberta

MLS # A2299245



\$1,449,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,541 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	13.66 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Views		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Pump, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	16-33-28-W4
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features		

Inclusions: N/A

Discover the perfect blend of luxury, space, and country charm with this beautifully remodelled two-storey executive acreage, located on 13.66 beautiful acres, just 15 minutes from Olds. Thoughtfully updated in 2022, the home features modern upgrades including a new HVAC system, ensuring comfort and efficiency year-round. Upstairs, you'll find four generously sized bedrooms, including two with private full ensuites, plus an additional 3-piece bathroom—ideal for families or hosting guests. The main floor is a baker's dream, showcasing a spacious kitchen with stainless steel appliances, a wall oven, and an electric range that can easily be converted back to gas. Ample counter space, a large pantry, and convenient main floor laundry make this space as functional as it is beautiful. The fully developed lower level offers incredible versatility, featuring two additional bedrooms, a cozy theatre room, a recreation area with wet bar, a hobby room, a cold room/storm shelter, and another 3-piece bathroom—perfect for entertaining or extended family living. An attached, heated double garage with access to the basement, adds everyday convenience. Step outside and experience everything this exceptional acreage has to offer. Surrounded by mature spruce trees for privacy, the property is fully equipped for hobby farming or rural living. This is a rare opportunity to own a turnkey acreage with extensive infrastructure, modern updates, and endless potential—all in a peaceful setting just minutes from town. Features include heated 32x24 shop, 72x48 quonset with 220v service, hip roof barn, 800 tree nursery, large garden, with kitchen herb garden next to the house. Abundant fruit trees, two livestock waterers, full perimeter predator fencing and so much more.