



**5441 Township Road 333**  
**Rural Mountain View County, Alberta**

**MLS # A2302670**



**\$1,799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,218 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	79.00 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Garden, Many Tr		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Spring, Well
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	Mound Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	17-33-5-W5
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Satellit
<b>Features:</b>	Beamed Ceilings, Built-in Features, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n?A		

RARE...2 AMAZING turn-key homes on 80 private acres just minutes from Sundre, directly adjacent to four quarters of crown land. If you are dreaming of a multi-generational property with endless recreational opportunities then now is your chance. The bright 2218 sq ft home is sure to impress with vaulted beamed ceilings and an open concept living/kitchen making it perfect for entertaining, with a total of 4 bedrooms/ 3 baths. The living quarters above the shop gives you an additional 2113 sq ft with an open concept living/kitchen and 3 bedrooms/2 baths. The only problem here is going to be who lives where. If homesteading is what you are wanting, the sellers ran a productive and profitable regenerative farmstead for 6 years; there are several sheds and outbuildings and there are multiple water access points for rotational grazing through native pastures, a year-round spring, and wild foraging throughout numerous trails. The custom built SHOP finished in 2022 is the icing on the cake: it is an ICF shop with four 10x10 overhead doors, and one bay that you can drive straight through. BRIGHT, CLEAN and ready for whatever business you can dream up. Enough can't be said about the opportunity here - this is the perfect setup for the family that wants to live and work together and get away from the busyness of today's world. Maybe it's time to slow down and enjoy life, and if so this might be exactly what you've been waiting for. Please see the BROCHURE in supplements for a list of all improvements. There have been extensive upgrades done on this property since 2011 so call your favorite REALTOR to get the list and be sure to check out the video! Call today for your private viewing.