



33567 Highway 584
Rural Mountain View County, Alberta

MLS # A2089772



\$1,575,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,949 sq.ft.	Age:	1995 (29 yrs old)
Beds:	3	Baths:	4
Garage:	Driveway, Enclosed, Front Drive, Garage Door Opener, Golf Cart Garage, Off		
Lot Size:	149.62 Acres		
Lot Feat:	Cleared, Brush, Pasture, Private, Rolling Slope, Secluded, Treed, Wooded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	33-33-7-W5
Exterior:	Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Refer to Listing Agent

A wonderful opportunity in Bearberry, just west of Sundre, 150 acres +/- in the Alberta foothills. The residence is set well back off the private drive on a landscaped plateau with sweeping views of the western country side. Over 5700 square feet, the home offers a unique and open floor plan with space for large scale entertaining, and still private areas of retreat. Three large bedrooms and four baths, large sitting rooms on both levels, 3 fireplaces, wrap around porch and expansive deck, plus kitchen and dining room that will accommodate everyone. Also found is a 50 x 27 attached garage, and a 38 x 27 shop for all the toys and tools. Previously used as an indoor pool now re-fitted for indoor sports, this space has endless opportunities for family and friends to gather. Year round recreation is available on site with open fields and treed acres. Chattels may be negotiable with respectful request.