



28511 Township Road 332
Rural Mountain View County, Alberta

MLS # A2125390



\$1,100,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,534 sq.ft.	Age:	1989 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	10.01 Acres		
Lot Feat:	Garden, Landscaped, Many Trees, Private, Rectangular Lot, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	7-33-28-W4
Exterior:	Wood Frame	Zoning:	2
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, High Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: NA

Welcome to your dream property nestled on 10 beautiful acres of fully treed land, providing a tranquil and private setting. As you enter the property, you'll immediately notice the meticulous yard, showcasing the care and attention to detail given to this stunning estate. This two-storey home has undergone thoughtful updates throughout, ensuring modern comfort and style while preserving its timeless appeal. The moment you step inside, the elegance of the hardwood flooring captures your attention, seamlessly flowing through the open-concept main floor and huge vaulted ceiling in the family room. A cozy wood-burning stove awaits you in the living area, creating a warm and inviting ambiance during the colder months. Convenience is key with the main floor laundry, allowing for effortless everyday tasks. With over 4,100 square feet of developed space, this home offers an abundance of room for your family to grow and thrive. Five generously sized bedrooms provide ample space for everyone to have their own retreat. The master bedroom, in particular, offers a peaceful sanctuary with picturesque views of the surrounding landscape and showcases privacy being the only bedroom on the main floor. With 3.5 bathrooms, including a luxurious ensuite in the master, every convenience has been carefully considered. You'll find high-quality fixtures and finishes throughout, adding a touch of sophistication to the space. For those with a passion for craftsmanship or needing extra space for hobbies, the property features a heated workshop measuring an impressive 56x40 feet. Additionally, a machine shed measuring 80x40 feet with a convenient 24x80-foot lean-to offers endless possibilities for storage, projects, or even a home-based business. The machine shed is set up as a training arena and comes complete with boards, glass, score clock, and even a zambonie. Situated just 10

minutes northeast of Olds, AB, you'll enjoy the best of both worlds — the peaceful serenity of rural living combined with close proximity to amenities and services. The scenic mountain views that greet you every day are simply breathtaking and provide a constant reminder of the natural beauty that surrounds you. Perfect for those with an agricultural inclination, this property boasts an invaluable livestock waterer, ensuring your animals are well taken care of. With agricultural zoning and the presence of spacious outbuildings, the potential to explore various home-based business opportunities is limitless. Easily take this acreage from a hobby to a full working equestrian property! Can be quickly set up for horses with minimal effort! This remarkable property offers a harmonious blend of natural beauty, modern updates, and abundant space for both living and pursuing your passions. Don't miss this rare opportunity to call this slice of paradise your own.