



**33550 Range Road 23**  
**Rural Mountain View County, Alberta**

**MLS # A2132005**



**\$2,995,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	4,070 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Parking Pad, RV Access/Parking, Triple Garage Attached		
<b>Lot Size:</b>	148.34 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Private, Views		

<b>Heating:</b>	In Floor, Forced Air, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, See Remarks	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	33-33-2-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Garage door openers and controls for the shop, feed box in the barn, 3 livestock waterers, 1 cattle shelter and cupboards in the shop

Set on a sprawling 148-acre parcel, this executive home offers a retreat from the hustle and bustle of everyday life. As you enter, you'll find a practical foyer with a walk-in closet/ mud room and easy access to the oversized garage with a dog washing station and in-floor heating. A 2-piece bath and laundry room with lots of storage are right down the hall for added functionality. The main level is designed for relaxed living and entertaining. A spacious family room features a built-in bar with walnut cabinetry and built in mini bar, wine fridge and a sink. A cozy gas stone-fireplace makes this room perfect for gatherings or game nights with the family. Garden doors lead to a west-facing, covered deck with stunning mountain views. The kitchen is a chef's delight, with a large island with granite countertops, and high-end JennAir appliances. This country kitchen features a gas range, double ovens, fridge, dishwasher, microwave and plenty of maple cabinets. There is also a large pantry for even more storage. The dining room is open to the kitchen with garden doors out to the deck. Another family room boasts soaring ceilings and a stone fireplace for cozy evenings in. The master suite offers access to the west covered deck, which has the hook ups for a hot tub, a walk-in closet with built ins and a luxurious en-suite with cherry cabinets, large soaker tub and a shower with rainfall shower head. Two additional bedrooms and a 4-piece bath complete the main floor. Upstairs, there are two more bedrooms with walk in closets that share a Jack and Jill bathroom. There is also a sitting room overlooking the living room for reading or to admire the impressive stone fireplace. Downstairs a versatile space awaits. A room with sink and cabinets offers potential for crafting or hobbies, while the remaining area is ready for your personalized touch. The basement also has in-floor heat. Outside, enjoy

the massive landscaped yard with mature trees and a garden. A covered east-facing deck overlooks the valley, while the west deck offers mountain views. Additional features include a massive 80 X 40 heated shop with a bathroom and cold storage. The barn has 5 horse stalls, a tack room and a hay loft and has 5 cross pasture areas with game fence. Also, there are 3 livestock waterers. Experience country living at its finest in this comfortable and inviting home. No detail has been missed in this custom-built, executive home!