



GRASSROOTS
REALTY GROUP

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33244 Range Road 50
Rural Mountain View County, Alberta

MLS # A2221672



\$765,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,606 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Oversized		
Lot Size:	2.99 Acres		
Lot Feat:	Landscaped, Private, Wooded		

Heating: In Floor, Forced Air, Natural Gas

Floors: Concrete, Hardwood, Laminate

Roof: Asphalt

Basement: Finished, Full

Exterior: Composite Siding, Concrete

Foundation: Poured Concrete

Features: No Smoking Home, Vaulted Ceiling(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 5-33-13-W5

Zoning: CR

Utilities: -

Inclusions: N/A

Nestled on 2.99 acres of beautifully treed land, this 1,606.4 sq ft home offers exceptional privacy and a serene natural setting. Surrounded by mature trees, the property feels like a secluded retreat while still offering all the comforts of home. Step inside to a spacious open foyer that welcomes you into a sun-filled kitchen, where an abundance of windows fills the space with natural light. From the kitchen, the layout flows seamlessly into the cozy living room and an inviting loft area above. The loft features a versatile flex space that opens onto a covered balcony. The main floor also includes a comfortable bedroom and a well appointed 4 pre bathroom. Downstairs, the basement offers practical functionality with a dedicated laundry room, three generously sized bedrooms, and a luxurious 5-piece bathroom, making it ideal for families or guests. Outdoor living is just as impressive, with a large back deck that's perfect for entertaining, barbecues or simply enjoying the peaceful surroundings. There is also a detached 24x28 heated garage equipped with solar panels and a loft area which is perfect for hobbies or extra storage. This acreage has seen numerous upgrades over the years. In 2017, a solar system was installed along with energy-efficient LED lighting. The 2014 addition also brought a fully renovated basement, new front entry, updated shingles, new furnace, in-floor heating, an on-demand hot water heater, new electrical panel, and eavestroughs on both the house and garage. In 2013, the home received new Certianteed siding and metal cladding on the windows. Between 2012 and 2013, the garage was newly built with siding and a new boiler installed. A high-tech Singulair Green Bio-Kinetic wastewater treatment septic system was added in 2012. In 2011, the main floor was refreshed with new interior and exterior doors, baseboards, casings,

refinished hardwood flooring, stairs and railing, along with updated electrical switches, plugs and light fixtures. This property offers the ideal setting to raise a family or simply enjoy a peaceful lifestyle that feels like a private resort. Let's not forget nearby golf courses and all the amenities of Sundre just minutes away. If you are looking for privacy, space or a home that connects you with nature, this property is a true gem!! Call today to book your private tour!!