



**GRASSROOTS**  
REALTY GROUP

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**33078 Highway 766**  
**Rural Mountain View County, Alberta**

**MLS # A2243536**



**\$1,500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	3,022 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Additional Parking, Aggregate, Double Garage Attached, Driveway		
<b>Lot Size:</b>	5.02 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, Open		

<b>Heating:</b>	Boiler, High Efficiency, In Floor, Fireplace Insert, Forced Air, Natural Gas, Zoned	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	Engineered Septic, Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	3-33-3-W5
<b>Exterior:</b>	Cement Fiber Board, Metal Siding , See Remarks, Silent Floor Joists, Wood Frame	<b>Zoning:</b>	R-CR
<b>Foundation:</b>	Perimeter Wall, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Solar Tube(s), Storage, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound		
<b>Inclusions:</b>	Control 4 Smart Home System includes Security, surveillance, and speakers.		

Just 10 miles west of Olds, this one-of-a-kind 5-acre acreage offers precision craftsmanship, smart technology, and stunning natural beauty. Built in 2017, the property features over 5,800 sq.ft. of finished space, including 3,022 sq.ft. of upscale living and two fully integrated shops. It's ideal for tradespeople, entrepreneurs, or anyone seeking the perfect balance of work, play, and rural luxury. Upstairs is the heart of the home, where the chef's kitchen boasts quartz counters, a massive island with a built-in sink, high-end appliances, and custom cabinets. The open layout flows into a spacious living room with a stone feature wall, modern linear fireplace, and built-in cabinetry and direct access to the covered top deck. Control4 smart home automation and built-in speakers offer seamless control of lighting, audio, and more. Step onto the fully covered concrete deck with exposed aggregate finish and glass panel railings to take in panoramic views of the mountains and valley below — a peaceful vantage point that's hard to beat. The primary suite is located off the living room and includes a walk-in closet and a luxurious ensuite with a glass-enclosed, custom-tiled shower with dual shower heads, vanity, and toilet. Also on the upper level: a second bedroom or office, a two-piece bath, laundry, a large storage room with a window overlooking Shop 1, and access to the mezzanine in Shop 2. The main floor offers three spacious bedrooms, each with TVs and large closets. One is currently used as a gym and features built-in speakers. Just outside is a west-facing covered concrete patio with a hot tub and adjacent four-piece bathroom. Shop 1 measures 49'x26' with a 20'x16' overhead door, plus a two-piece bath, a mechanical room, and a connecting 5'x8' door to Shop 2. Shop 2 is 24'x23' with a

16'x12' door, overhead crane jib, mezzanine storage, and built-in golf simulator — the ultimate multi-use space. Outside, the property is fenced with an electric gate and serviced by a 10 GPM water well. A 16'x24' powered metal garden shed with a concrete floor adds functionality. Built to commercial standards, the home features triple-pane windows, interlocking metal siding and roofing, and Hardie board accents.