

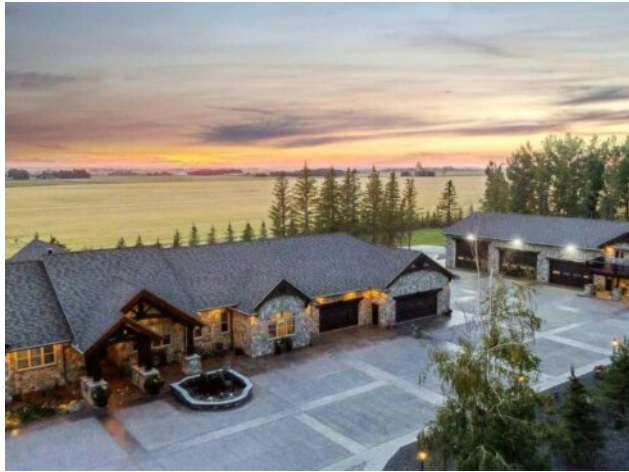


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32244 Hwy 2A
Rural Mountain View County, Alberta

MLS # A2279246



\$4,499,900

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 3,690 sq.ft. | Age: | 2017 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 2 half |
| Garage: | Quad or More Attached | | |
| Lot Size: | 5.21 Acres | | |
| Lot Feat: | Landscaped, Private, See Remarks | | |

| | | | |
|--------------------|--|-------------------|--------------|
| Heating: | In Floor, Fireplace(s), Forced Air, Hot Water, Natural Gas | Water: | Well |
| Floors: | Hardwood, Tile | Sewer: | Septic Field |
| Roof: | Concrete | Condo Fee: | - |
| Basement: | Full | LLD: | 17-32-1-W5 |
| Exterior: | Concrete, ICFs (Insulated Concrete Forms) | Zoning: | CR |
| Foundation: | ICF Block | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Central Air Conditioner, Dishwasher, Gas Range, Microwave, See Remarks, Washer/Dryer, Window Coverings

EXECUTIVE ACREAGE WITH STUNNING MOUNTAIN VIEWS AND A PARKLIKE SETTING! First time offered for sale and extremely rare opportunity to purchase this pristine 5.21 +/- Acres Located Just mins South of Olds on pavement. This is the perfect central Alberta location with Less than a 1hr drive to the Calgary airport and just 40 mins to Red Deer. The entire property sends a majestic mountain lodge feel where nature, towering trees, mature landscaping, gardens, family fire pit area, wide open spaces with waterfalls & streams soothe the soul. Executive touches greet you at the impressive main entrance with beautiful timbers, stonework, wrought iron fencing and over 46000 sqft (over 1 acre) of concrete driveway and stamped concrete edging inlays. The sprawling 3690sqft bungalow is loaded with features and class. Built with ICF Block foundation and a top of line list of mechanical features and sound system throughout. Rough edge quartz counter tops highlight a huge island kitchen with two dishwashers, a gas stove imported from overseas, under counter lighting, custom detailed wood artwork and more! The wide open concept and massive west facing windows allow for natural sunlight to stream throughout the entire main floor. Two Large fireplaces on the main floor & main floor laundry. The Primary bedroom is fit for a queen offering the most luxury built-in closet organizers and a massive ensuite with heated floors, two sinks and huge quartz shower. Two more large bedrooms, a 4pc and 2pc bath on the main floor. The basement features a large rec room, bar rough in and future room for even more development. The custom details don't stop in the 62' x 48' attached and heated garage with epoxy floors, 2pc bath, in-floor heat and a hot-water make up heater for quick recovery of heat. The concrete apron

just outside the garage doors is also heated. Outbuildings include a fully finished 28' x 28' detached garage and a massive fully finished 50' x 100' shop with bright LED lighting, in-floor heat, an RV sani-dump station and separate 1542 sqft legal suite. The legal suite includes two full 4pc baths, two bedrooms, large bonus room with custom fireplace mantel, custom kitchen and more! A true 10/10 showing is guaranteed! Your best move starts here!