



5441 Township Road 333
Rural Mountain View County, Alberta

MLS # A2302670



\$1,649,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,218 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Detached		
Lot Size:	79.00 Acres		
Lot Feat:	Backs on to Park/Green Space, Farm, Fruit Trees/Shrub(s), Garden, Many Tr		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Spring, Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	17-33-5-W5
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Beamed Ceilings, Built-in Features, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n?A		

Enjoy the best of secluded rural living without sacrificing convenience on this exceptional dual-home 80 acre property adjoining four quarters of crown land, offering peace and privacy on a quiet dead-end road while remaining just minutes from all the amenities of Sundre. This versatile property offers true multi-generational living or income potential with two fully developed residences. The main home offers 2,218 sq ft of bright, open-concept living with vaulted beam ceilings, a spacious kitchen/living area designed for entertaining, 4 bedrooms and 3 bathrooms. While the original home was built in 1959, it was taken back to the studs and substantially expanded in the 2010s through an extensive renovation and addition. See the brochure in supplements for detailed description. The second residence above the shop provides an additional 2,113 sq ft with its own open-concept kitchen/living space, 3 bedrooms and 2 bathrooms—ideal for extended family and guests. The 2022 custom-built ICF shop is a standout feature, offering exceptional functionality with four 10x10 overhead doors, including a drive-through bay, and bright, clean workspace suitable for a wide range of business or hobby uses. The land has been thoughtfully utilized, previously operated as a productive regenerative farmstead. It features multiple outbuildings, year-round water sources including a spring, rotational grazing potential, and extensive trail systems through native terrain. With direct access to crown land and an exceptional combination of residential, agricultural, and commercial utility, this property offers a rare level of flexibility for those seeking space, privacy, and self-sufficiency. Full list of extensive improvements and upgrades available in supplements. Please refer to the property brochure and video tour for additional details.