



5441 Township Road 333
Rural Mountain View County, Alberta

MLS # A2302670



\$1,799,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,218 sq.ft.	Age:	2011 (15 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		

RARE...2 AMAZING turn-key homes on 80 private acres just minutes from Sundre, directly adjacent to four quarters of crown land. If you are dreaming of a multi-generational property with endless recreational opportunities then now is your chance. The bright 2218 sq ft home is sure to impress with vaulted beamed ceilings and an open concept living/kitchen making it perfect for entertaining, with a total of 4 bedrooms/ 3 baths. The living quarters above the shop gives you an additional 2113 sq ft with an open concept living/kitchen and 3 bedrooms/2 baths. The only problem here is going to be who lives where. If homesteading is what you are wanting, the sellers ran a productive and profitable regenerative farmstead for 6 years; there are several sheds and outbuildings and there are multiple water access points for rotational grazing through native pastures, a year-round spring, and wild foraging throughout numerous trails. The custom built SHOP finished in 2022 is the icing on the cake: it is an ICF shop with four 10x10 overhead doors, and one bay that you can drive straight through. BRIGHT, CLEAN and ready for whatever business you can dream up. Enough can't be said about the opportunity here - this is the perfect setup for the family that wants to live and work together and get away from the busyness of today's world. Maybe it's time to slow down and enjoy life, and if so this might be exactly what you've been waiting for. Please see the BROCHURE in supplements for a list of all improvements. There have been extensive upgrades done on this property since 2011 so call your favorite REALTOR to get the list and be sure to check out the video! Call today for your private viewing.