



GRASSROOTS
REALTY GROUP

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33445 Highway 587
Rural Mountain View County, Alberta

MLS # A2319604



\$1,699,900

Division:	Bearberry		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,706 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3
Garage:	Quad or More Detached, RV Access/Parking		
Lot Size:	155.80 Acres		
Lot Feat:	Brush, Corners Marked, Front Yard, Fruit Trees/Shrub(s), Garden, Landscap		

Heating:	In Floor, Propane	Water:	Well
Floors:	Concrete, Vinyl Plank	Sewer:	Open Discharge, Pump, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	28-33-7-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, 6 Burner Gas Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fans, All Window Coverings Second Living Quarter: Fridge, Stove, Washer, Deep Freeze, Wood Stove

Welcome to your own Yellowstone-inspired legacy property—155.80 acres of untamed beauty where wide-open skies, rolling pasture, towering timber, & abundant wildlife create a lifestyle most only dream about. Tucked away in Bearberry, this extraordinary ranch retreat offers the privacy, peace, & rugged luxury worthy of the Dutton family itself. Built in 2023 by Knotty Pine Cabins, this stunning 1½-storey home showcases tongue-and-groove knotty pine inside & out, blending timeless craftsmanship with modern comfort. Step inside & be greeted by soaring vaulted ceilings, an open-concept design, & expansive windows framing breathtaking views of mountains, valleys, forests, & the wildlife that call this land home. The beautifully finished 1 1/2" thick poured concrete floor with striking epoxy coating sets the stage for a home built without compromise. At the heart of it all is a chef's kitchen that commands attention. Featuring stainless steel appliances, a six-burner gas stove, French-door refrigerator, built-in dishwasher, copper range hood, quartz countertops, & a massive island with storage & seating for four, it's the perfect place to gather after a day spent exploring your land, swapping stories, & making memories. The cozy wood stove provides warmth & ambiance on cool evenings, while four-zone in-floor heating delivers year-round comfort. The main-floor primary retreat offers a large walk-in closet & luxurious ensuite complete with a dreamy jetted soaker tub & generously sized walk-in shower. A second spacious bedroom, full bathroom, & convenient main-floor laundry complete the main level. Upstairs, flexible space awaits—ideal for a family room, games room, home office, or additional 2 bedrooms & full bath as originally designed. The views from this level are simply Unforgettable. Outside, the impressive 40' x 47.6' heated

shop is every rancher's dream, offering room for vehicles, equipment, projects, & the ultimate man cave. Even better, the attached guest house includes a bedroom, full bathroom, kitchen, dining area, & living room—perfect for guests, family, or ranch hands. A greenhouse & raised garden beds support your homesteading ambitions, while approximately 60 acres of unfertilized pasture/crop land combine with mature trees & trails to create the perfect balance of productivity and recreation. Here, rush hour means watching deer, elk, moose & wildlife wander past your window. No expense was spared. Every detail was thoughtfully considered. This is more than a home—it's a rare opportunity to own a private piece of Alberta paradise where adventure, tranquility, & luxury meet. "Home Is Where Your Story Begins!"