



GRASSROOTS
REALTY GROUP

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33374 Range Road 55
Rural Mountain View County, Alberta

MLS # A2325683



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,438 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Carport, Double Garage Detached, Heated Garage		
Lot Size:	4.99 Acres		
Lot Feat:	Gentle Sloping, Low Maintenance Landscape, Pasture, Square Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Concrete, Laminate	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	19-33-5-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	CR - Country Residential
Foundation:	Block, Slab	Utilities:	Natural Gas Connected
Features:	Beamed Ceilings, Ceiling Fan(s), Chandelier, French Door, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Vinyl Windows, Wood Counters		
Inclusions:	Kitchen cabinets & bar		

Nestled on 4.99 acres is this little piece of heaven, just 7 minutes from Sundre. A welcoming home offering perfect combination of country living for your family, pets, horses & friends, all with pavement right to the property. Located on a quiet dead-end road at the gateway to Alberta's West Country, this 1975 bungalow offers 1,438 sf of bright, functional living space on the main floor with an abundance of windows & seamless indoor / outdoor living. Enjoy your morning brew watching the sunrise from the front deck, then unwind on the 26.5' x 16' covered rear deck overlooking the paddocks while your horses graze, the birds sing & the ever-changing weather rolls in across the northwest horizon. Some favourite evenings have been spent watching approaching storms from the covered deck while listening to the horses, birds & coyotes in the distance. It is a peaceful place that truly feels like home. The partially finished walkout basement offers three additional bedrooms, a full bathroom, laundry area & plenty of opportunity to finish the space to suit your family's needs. Designed for function & easy living, approximately 1.5 acres are securely fenced for pets, while the balance of the property is cross fenced & ready for horses. The heated double detached garage offers exceptional flexibility with additional finished space ideal for hobbies, a home office, guests or extended family (buyers to satisfy themselves regarding permitted uses). If you've been searching for a property where you can enjoy fresh air, open skies, dependable water, wonderful neighbours & a true sense of peace while remaining just minutes from all the amenities of Sundre, this is a property you'll want to experience for yourself. This is a property where memories are made.