



**GRASSROOTS**  
REALTY GROUP

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28537 Township Road 334  
Rural Mountain View County, Alberta

MLS # A2328555



**\$1,499,000**

|           |                                                                       |        |                   |
|-----------|-----------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                  |        |                   |
| Type:     | Residential/House                                                     |        |                   |
| Style:    | Acreage with Residence, Bungalow                                      |        |                   |
| Size:     | 3,114 sq.ft.                                                          | Age:   | 2012 (14 yrs old) |
| Beds:     | 3                                                                     | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                |        |                   |
| Lot Size: | 19.96 Acres                                                           |        |                   |
| Lot Feat: | Dog Run Fenced In, Farm, Garden, Many Trees, Pasture, Rectangular Lot |        |                   |

|             |                                                                                          |            |                              |
|-------------|------------------------------------------------------------------------------------------|------------|------------------------------|
| Heating:    | In Floor                                                                                 | Water:     | Well                         |
| Floors:     | See Remarks, Tile                                                                        | Sewer:     | Mound Septic, Open Discharge |
| Roof:       | Asphalt Shingle                                                                          | Condo Fee: | -                            |
| Basement:   | Partial                                                                                  | LLD:       | 19-33-28-W44                 |
| Exterior:   | Vinyl Siding, Wood Frame                                                                 | Zoning:    | AG                           |
| Foundation: | Combination, Pillar/Post/Pier, Poured Concrete                                           | Utilities: | -                            |
| Features:   | Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |            |                              |

Inclusions: N/A

Escape to the peace and privacy of country living on this exceptional 19.96-acre farmstead, ideally located just 10 minutes northeast of Olds with the convenience of pavement right to the driveway. Offering two beautifully maintained homes, outstanding outbuildings, productive pasture, and a thoughtfully improved yard site, this is a rare opportunity for families, hobby farmers, multi-generational living, or those looking to generate additional rental income. At the heart of the property is a stunning 2012 executive ranch-style home designed for both comfort and functionality. The bright, open-concept floor plan features soaring ceilings, custom maple cabinetry, engineered hardwood flooring, and in-floor heat throughout. The spacious kitchen flows seamlessly into the dining and living areas, creating the perfect space for entertaining or everyday family life. The generous primary suite includes a luxurious ensuite, while two additional bedrooms and a full bathroom provide plenty of room for family and guests. A walk-through pantry, abundant storage, a recently replaced boiler, updated appliances, and brand-new washer and dryer make this home truly move-in ready. Step outside to enjoy the beautifully landscaped yard complete with concrete patios, decorative edging, mature trees, a fenced backyard, and a spacious rear deck overlooking the peaceful countryside. A second residence—a character-filled 1949 two-storey farmhouse—has been extensively renovated while preserving its timeless charm. This inviting home offers three bedrooms and has seen substantial updates, including SmartBoard siding, windows, soffit, fascia, plumbing, electrical, furnace, hot water tank, water softener, flooring, kitchen cabinetry with granite countertops, appliances, doors, custom blinds, lighting, foundation improvements, and basement drywall. A

wrap-around deck, poured sidewalks, and its own private yard make it an ideal home for extended family, guests, farm help, or rental income. The farm infrastructure is equally impressive and ready for work. Outbuildings include a large shop, dedicated wood shop, detached double garage, traditional dairy barn, and three silos. Over eight acres are currently utilized for hay and pasture, with page wire fencing surrounding the front acreage and yard, plus cross-fencing creating three separate pastures for efficient livestock management. Water is plentiful with three reliable wells supplying both homes and livestock. Over the years, the property has also benefited from extensive landscaping improvements, including newly planted trees, shrubs, perennials, shelterbelt enhancements, greenhouse construction, and ongoing yard development that enhances both beauty and functionality. Whether you're searching for a working farm, an equestrian or hobby farm, a private country estate, or a property that offers flexibility for extended family or income potential, this exceptional acreage delivers the perfect combination of rural lifestyle, quality improvement