



GRASSROOTS
REALTY GROUP

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33515 Highway 584
Rural Mountain View County, Alberta

MLS # A2329258



\$6,995,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	5,309 sq.ft.	Age:	2001 (25 yrs old)
Beds:	7	Baths:	8 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	59.96 Acres		
Lot Feat:	Irregular Lot, Private, Rolling Slope, See Remarks, Treed, Views		

Heating:	Baseboard, In Floor, Hot Water, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	33-33-7-W5
Exterior:	Cedar, Wood Frame, Wood Siding	Zoning:	2
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to one of Bearberry's finest private estates—a rare 160-acre legacy property where privacy, natural beauty, and timeless country living come together in Alberta's breathtaking foothills, just west of Sundre. Only three families have had the privilege of calling this remarkable estate home, preserving it as a private retreat where generations have gathered to create lasting memories. Set at the end of a private driveway, the elevated residence enjoys sweeping views across the surrounding countryside. Offering over 5,300 sq. ft. of thoughtfully designed living space, the home features four spacious bedrooms, each with its own ensuite (three 3-piece and one 4-piece), multiple family and sitting rooms, three gas fireplaces, a wrap-around veranda, and an impressive kitchen and dining area designed for both everyday living and entertaining. Extensively renovated over the years, the home blends modern updates with timeless character. Updated kitchens, bathrooms, and mechanical systems complement the original residence, while an oversized triple attached garage and a beautifully appointed three-bedroom, three-bathroom guest house provide exceptional flexibility for extended family, guests, or caretakers. The property is equally impressive outdoors. The original barn has been transformed into a heated workshop and separate gym with new concrete floors, upgraded electrical service, and modern heating. A 60' x 40' shop provides outstanding space for equipment, machinery, recreational vehicles, or hobbies. A greenhouse and fully fenced garden with over-height fencing, open hay fields, fenced pastures, a tranquil pond, an outdoor boarded hockey rink with warming shelter, an observatory, and a charming one-room cabin sleeping six complete this remarkable setting. Wildlife is abundant, with elk,

deer, moose, coyotes, foxes, and countless bird species regularly visiting the property. Walking trails wind throughout the land, while a reliable drilled well supplies excellent water. World-class hunting, fishing, hiking, horseback riding, and snowmobiling are all nearby. Rarely does an estate of this significance become available. More than a home, this is an extraordinary family legacy where memories are made and traditions begin. Select chattels may be available through separate negotiation.