



GRASSROOTS
REALTY GROUP

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33371 Range Road 63
Rural Mountain View County, Alberta

MLS # A2347503



\$990,000

Division:	NONE		
Cur. Use:	-		
Style:	Bungalow		
Size:	1,482 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Carport, Driveway, Gated, Gravel Driveway, Outside, Owned		
Lot Size:	78.97 Acres		
Lot Feat:	Corner Lot, Creek/River/Stream/Pond, Farm, Few Trees, Fruit Trees/Shrub(s)		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Cedar Shake	Near Town:	Sundre
Basement:	None	LLD:	22-33-6-W5
Exterior:	Aluminum Siding	Zoning:	1
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings		

Major Use: Beef, Dog, Equestrian, Hobby Farm, Pasture, Plants/Flowers, Recreational

An exceptional opportunity to own 78.97 acres in Mountain View County, ideally located just 15 minutes from Sundre. This property offers productive agricultural land, an established country residence, and potential for future Country Residential development. With existing infrastructure, including natural gas, power, and septic, you can enjoy the property today while considering its long-term possibilities. This property produces about \$4500 per year in revenue from the well site. Currently zoned Agricultural, the land is well suited for grazing cattle or horses. Equestrian enthusiasts will appreciate the round pen and barn, complete with stalls and saddle racks, providing an excellent setup to start or expand your ranch operation. The property consists of approximately: 50.00 ± acres of pasture 20.0 ± acres of treed pasture 4.00 ± acres of low-lying land 4.00 ± acres of established yard site This diverse combination of open pasture, treed areas, mature vegetation, and low-lying land provides versatility for agricultural and livestock use. Newly installed fencing along the north and west boundaries adds further functionality and peace of mind. The established yard site provides a comfortable country setting with a spacious yard, mature trees, fire pit, and large deck—an ideal place to relax and enjoy the surrounding landscape. The barn and additional storage shelter add valuable convenience for equipment, livestock, and ranching needs. Whether you're looking for a peaceful country home, a productive agricultural property, or a versatile land base with future potential, this 78.97 acre property offers plenty of space and opportunity. Come take a look and experience the possibilities for yourself.

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