



GRASSROOTS
REALTY GROUP

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33550 Range Road 23
Rural Mountain View County, Alberta

MLS # A2174064



\$2,995,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,070 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Attached		
Lot Size:	148.34 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Views		

Heating:	In Floor, Forced Air, See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, See Remarks	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	33-33-2-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, See Remarks, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Garage door openers and controls for the shop, Feed box in the barn, 3 livestock waterers, 1 cattle shelter, cupboards in the shop

Set on a sprawling 148-acre parcel, this executive home offers a retreat from the hustle and bustle of everyday life. As you enter, you'll find a practical foyer with a walk-in closet/ mud room and easy access to the oversized garage with a dog washing station and in-floor heating. A 2-piece bath and laundry room with lots of storage are right down the hall for added functionality. The main level is designed for relaxed living and entertaining. A spacious family room features a built-in bar with walnut cabinetry and built in mini bar, wine fridge and a sink. A cozy gas stone-fireplace makes this room perfect for gatherings or game nights with the family. Garden doors lead to a west-facing, covered deck with stunning mountain views. The kitchen is a chef's delight, with a large island with granite countertops, and high-end JennAir appliances. This country kitchen features a gas range, double ovens, fridge, dishwasher, microwave and plenty of maple cabinets. There is also a large pantry for even more storage. The dining room is open to the kitchen with garden doors out to the deck. Another family room boasts soaring ceilings and a stone fireplace for cozy evenings in. The master suite offers access to the west covered deck, which has the hook ups for a hot tub, a walk-in closet with built ins and a luxurious en-suite with cherry cabinets, large soaker tub and a shower with rainfall shower head. Two additional bedrooms and a 4-piece bath complete the main floor. Upstairs, there are two more bedrooms with walk in closets that share a Jack and Jill bathroom. There is also a sitting room overlooking the living room for reading or to admire the impressive stone fireplace. Downstairs a versatile space awaits. A room with sink and cabinets offers potential for crafting or hobbies, while the remaining area is ready for your personalized touch. The basement also has in-floor heat. Outside, enjoy

the massive landscaped yard with mature trees and a garden. A covered east-facing deck overlooks the valley, while the west deck offers mountain views. Additional features include a massive 80 X 40 heated shop with a bathroom and cold storage. The barn has 5 horse stalls, a tack room and a hay loft and has 5 cross pasture areas with game fence. Also, there are 3 livestock waterers. Experience country living at its finest in this comfortable and inviting home. No detail has been missed in this custom-built, executive home!