

# \$2,995,000 - 33550 Range Road 23, Rural Mountain View County

---

MLS® #A2174064

**\$2,995,000**

4 Bedroom, 4.00 Bathroom, 4,070 sqft  
Residential on 148.34 Acres

NONE, Rural Mountain View County, Alberta

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!

Built in 2007

### **Essential Information**

MLS® #	A2174064
Price	\$2,995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	4,070
Acres	148.34
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence

Status Active

## Community Information

Address 33550 Range Road 23  
Subdivision NONE  
City Rural Mountain View County  
County Mountain View County  
Province Alberta  
Postal Code T4H 1P4

## Amenities

Parking Spaces 6  
Parking Parking Pad, RV Access/Parking, Triple Garage Attached  
# of Garages 3

## Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Master Downstairs, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, See Remarks, Tray Ceiling(s)  
Appliances Dishwasher, Double Oven, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator  
Heating In Floor, Forced Air, See Remarks  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Family Room, Living Room, Stone  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Garden, Private Yard  
Lot Description Fruit Trees/Shrub(s), Landscaped, Lawn, Farm, Garden, Private, Views  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 30th, 2024  
Days on Market 172

Zoning                      AG

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.