

**33550 Range Road 23**  
**Rural Mountain View County, Alberta**

**MLS # A2174064**



# \$2,995,000

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

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

**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!