

33233 Range Road 284  
Rural Mountain View County, Alberta

MLS # A2299245



## \$1,449,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,541 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	13.66 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Pump, Septic System, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	16-33-28-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features		

**Inclusions:** N/A

Discover the perfect blend of luxury, space, and country charm with a total of 3732 square feet developed on the three levels, this beautifully remodelled two-storey executive acreage, located on 13.66 beautiful acres, just 15 minutes from Olds. Thoughtfully updated in 2022, the home features modern upgrades including a new HVAC system, ensuring comfort and efficiency year-round. Upstairs, you'll find four generously sized bedrooms, including two with private full ensuites, plus an additional 3-piece bathroom—ideal for families or hosting guests. The main floor is a baker's dream, showcasing a spacious kitchen with stainless steel appliances, a wall oven, and an electric range that can easily be converted back to gas. Ample counter space, a large pantry, and convenient main floor laundry make this space as functional as it is beautiful. The fully developed lower level offers incredible versatility, featuring two additional bedrooms, a cozy theatre room, a recreation area with wet bar, a hobby room, a cold room/storm shelter, and another 3-piece bathroom—perfect for entertaining or extended family living. An attached, heated double garage with access to the basement, adds everyday convenience. Step outside and experience everything this exceptional acreage has to offer. Surrounded by mature spruce trees for privacy, the property is fully equipped for hobby farming or rural living. This is a rare opportunity to own a turnkey acreage with extensive infrastructure, modern updates, and endless potential—all in a peaceful setting just minutes from town. Features include heated 32x24 shop, 72x48 quonset with 220v service, hip roof barn, 800 tree nursery, large garden, with kitchen herb garden next to the house. Abundant fruit trees, two livestock waterers, full perimeter predator fencing and so much more.