

24, 33049 Range Road 12  
Rural Mountain View County, Alberta

MLS # A2323335



**\$1,460,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey, Acreage with Residence                                          |               |                   |
| <b>Size:</b>     | 3,148 sq.ft.                                                              | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 5                                                                         | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Double Garage Detached, Triple Garage Detached    |               |                   |
| <b>Lot Size:</b> | 1.98 Acres                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma |               |                   |

**Heating:** Forced Air, Natural Gas, Wood

**Water:** Well

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Septic Tank

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** 2-33-1-W5

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CR1

**Foundation:** Brick/Mortar

**Utilities:** -

**Features:** Central Vacuum, Granite Counters, Laminate Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)

**Inclusions:** n/a

Nestled among mature trees, lush hedges, and established landscaping, this exceptional custom-built two-storey home offers the perfect blend of privacy, comfort, and country living. Situated on (approximately) 2 picturesque acres just minutes from Olds, this property provides easy access to both Calgary and Red Deer while delivering the peace and tranquility of acreage living. Designed with family living and entertaining in mind, the home features 5 spacious bedrooms, all freshly painted and updated with new flooring. The heart of the home is the large country kitchen, complete with custom solid oak shaker cabinetry, a walk-in pantry, gas stove, large kitchen sink, fridge, freezer, and ample space for gatherings. Multiple living areas include a welcoming front living room, a cozy family room with a gas fireplace, and a bright den/office featuring a bay window that fills the space with natural light. Comfort is ensured year-round with a free-standing wood stove capable of heating the home through Alberta winters, in-floor basement heating, and a gas furnace. Beautiful hickory flooring and tile run throughout much of the home, adding warmth and character. Outside, the property is equally impressive. A paved driveway leads to a heated oversized double attached garage, a heated 30' x 32' shop with mezzanine, and an additional detached double garage—offering abundant space for vehicles, hobbies, storage, and projects. Golf enthusiasts will appreciate the ability to drive a private golf cart directly to the nearby golf course. Families will love the convenience of school bus pickup at the end of the driveway, while those seeking a quieter lifestyle will enjoy the low-maintenance yard and serene surroundings. This outstanding acreage offers the rare combination of space, functionality, and location.