

33244 Range Road 50
Rural Mountain View County, Alberta

MLS # A2253276



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,606 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage		
Lot Size:	2.99 Acres		
Lot Feat:	Landscaped, Many Trees, Private		

Heating: In Floor, Forced Air, Natural Gas

Floors: Concrete, Hardwood, Laminate

Roof: Asphalt

Basement: Finished, Full

Exterior: Composite Siding, Concrete

Foundation: Poured Concrete

Features: No Smoking Home, Vaulted Ceiling(s)

Water: Well

Sewer: Septic Field, Septic Tank

Condo Fee: -

LLD: 5-33-13-W5

Zoning: CR

Utilities: -

Inclusions: N/A

Nestled on 2.99 acres of beautifully treed land, this 1,606.4 sq ft home offers unmatched privacy and a tranquil natural setting. Surrounded by mature trees, the property feels like a private retreat while still providing all the comforts of modern living. Step into a spacious open foyer that leads to a bright, airy kitchen filled with natural light from large windows. The layout flows effortlessly from the kitchen to a warm, inviting living room and an upper loft space. The loft includes a flexible area that opens onto a charming covered balcony. The main level also features a cozy bedroom and a well-designed 4-piece bathroom. The basement adds functionality, with a dedicated laundry room, three spacious bedrooms, and a luxurious 5-piece bath—perfect for guests or family living. Outdoor living is equally appealing, highlighted by a large rear deck ideal for relaxing, entertaining, or BBQs. You'll also find a 24x28 heated detached garage with solar panels and an upper loft—ideal for hobbies or extra storage. This acreage has benefited from extensive upgrades over the years. In 2017, a full solar system and energy-saving LED lighting were installed. A major 2014 addition included a new basement renovation, front entry, updated shingles, furnace, in-floor heating, on-demand water heater, upgraded electrical panel, and new eavestroughs on both the house and garage. In 2013, the home was updated with Certianteed siding and metal window cladding. Between 2012–2013, the garage was newly constructed, complete with siding and a new boiler. A state-of-the-art Singulair Green Bio-Kinetic septic system was added in 2012. In 2011, the main level saw new interior/exterior doors, baseboards, casings, refinished hardwood floors, staircases and railing, plus modernized switches, outlets, and lighting fixtures. This stunning acreage

is perfect for raising a family or embracing a peaceful lifestyle that feels like a year-round getaway. You're just minutes from golf and all the conveniences of Sundre. If you're after privacy, room to roam, or a deeper connection with nature—this property is the one. Book your private showing today!