

**33542 RANGE ROAD 50**  
**Rural Mountain View County, Alberta**

**MLS # A2273250**



**\$899,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Heated Garage, Worksh		
<b>Lot Size:</b>	5.85 Acres		
<b>Lot Feat:</b>	Gazebo, Many Trees, Private, Steep Slope, Treed, Triangular Lot		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	36-33-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	A
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** FRIDGE, STOVE, MICROWAVE, DISHWASHER, B/I OVEN, RANGEHOOD, WASHER, DRYER, GARAGE DOOR OPENER & REMOTES, ALL WINDOW COVERINGS, PANTRY CABINET, SEACAN, HOT TUB (AS-IS), GAZEBO (2)

Stunning Acreage Living &dash; Beautifully Updated 2 Storey Walk-out with over 3500 sq ft of living space! 5 bedroom (+2 Den) & 3.5 bath home with double attached heated garage on 5.85 Private Acres with Shop. Discover the perfect blend of privacy, space, and modern comfort on this beautifully treed property. Roughly 2-acres are fenced for a yard site, the remainder of the property is complete with walking trails, elevation changes, and a serene natural setting Designed for both family living and entertaining, this property offers exceptional outdoor spaces including an 18&rsquo; x 38&rsquo; gated deck, wrap-around deck, a covered hot tub area overlooking open field, and a charming goldfish pond with waterfall. A mature mix of spruce and poplar trees, apple trees, and a seasonal creek create a picturesque backdrop in every season. A 22&rsquo; x 23&rsquo; heated double attached garage, automatic driveway gates, and a transfer switch for whole home generator backup offer convenience and peace of mind. Additional storage includes a sea-can, tarp shed, and garden shed. Step inside the front entry to a bright, airy home filled with natural light thanks to plenty of windows and a breathtaking two-storey atrium with remote-controlled blinds. The beautifully renovated kitchen features new LVP flooring, quartz counters, new cabinetry faces, a wall oven & microwave, dishwasher, a cafe&eacute; fridge and an impressive cafe 6-burner gas stove. A breakfast bar and dining area overlook the atrium, and a convenient pass-through to the living room enhances flow. Enjoy cozy evenings by the living room woodstove. Main floor laundry and a refreshed powder room complete this level. The upstairs opens to a spacious landing with built-in storage and a functional flex/desk area, all accented by hardwood floors. The renovated 3-pc bathroom (2024) serves two

oversized bedrooms, one featuring its own private balcony. The primary suite offers a walk-in closet, luxurious 5-pc ensuite, and a large private deck with peaceful views. The lower level provides walkout access through patio doors onto a massive deck with a gazebo, overlooking the wooded ravine&mdash;an incredibly private retreat. This level offers 4 additional bedrooms - one with a 4-pc ensuite (2 room windows do not meet egress due to deck coverage) and a generous common area, ideal for a family room, playroom, or entertainment space. Additional Features include In-floor heat throughout, including garage. Dog-safe liquid in boiler system. Hot water tank & pressure tank (2020). Wrap-around decking with scenic views. Finishing off this property is a fantastic 26' x 30' heated shop with concrete floor, workbenches, 100-amp service, abundant power outlets, and a woodstove. The upper-level room in the shop offers excellent potential for an office, hobby space, home based business, or even more storage. A rare opportunity to own an exceptional acreage with a unique home that offers space, privacy, and endless potential.