

\$1,450,000 - 33567 Highway 584, Rural Mountain View County

MLS® #A2180249

\$1,450,000

3 Bedroom, 4.00 Bathroom, 2,949 sqft
Residential on 149.62 Acres

NONE, Rural Mountain View County, Alberta

Nestled west of Sundre in the serene Bearberry region, this remarkable 150-acre property offers the perfect blend of natural beauty and comfortable rural living. Positioned on a landscaped plateau at the end of a private drive, the home boasts breathtaking panoramic views of the western countryside.

Spanning 5,700 square feet, this thoughtfully designed residence features a unique and open floor plan, ideal for hosting large gatherings while still providing private spaces for relaxation. Highlights include:

• 3 Spacious Bedrooms, plus a Loft/Sleeping Area

• 4 Bathrooms

• Expansive Sitting Areas on Both Levels

• 3 Cozy Fireplaces

• Wraparound Porch and Expansive Deck

• Well-Equipped Kitchen and Dining Area
Perfect for Entertaining

Additional Features:

• 50' x 27' Attached Garage



â€¢ 38â€™ x 27â€™ Shop for Tools and Toys

â€¢ Fully Fenced Property (portions affected by wild horses)

â€¢ Sauna

â€¢ Large Gas-Fired Backup Generator

â€¢ Freestanding Cold Storage Unit

â€¢ Two Fuel Tanks

â€¢ Large Paved Patio with Gas-Fired Fire Pit

â€¢ 5 km of Maintained Trails Through the Forest

An additional versatile indoor space, formerly an indoor pool, has been repurposed for sports and recreation, offering endless opportunities for family fun and gatherings.

For outdoor enthusiasts, the property backs onto a forestry reserve, providing direct access to nature, hiking, wildlife viewing, and even hunting opportunities. With a combination of open fields, treed acres, and year-round recreational activities right at your doorstep, this property is a true haven for those seeking peace, privacy, and adventure. All appliances are included, and chattels may be negotiable with a respectful request. Don't miss the chance to own this extraordinary foothills retreat. Contact us for more details or to schedule a private showing.

Built in 1995

Essential Information

| | |
|----------------|---|
| MLS® # | A2180249 |
| Price | \$1,450,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,949 |
| Acres | 149.62 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 33567 Highway 584 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 1X0 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 7 |
| Parking | Driveway, Enclosed, Golf Cart Garage, Oversized, Quad or More Attached, Quad or More Detached, RV Access/Parking, RV Garage |
| # of Garages | 4 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s) |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Mixed |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|--|
| Exterior Features | Courtyard, Fire Pit, Playground, Private Yard, Storage |
| Lot Description | Brush, Cleared, Pasture, Private, Rolling Slope, Secluded, Treed, Wooded |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 272 |
| Zoning | 1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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