

\$849,900 - 33337 Range Road 42, Rural Mountain View County

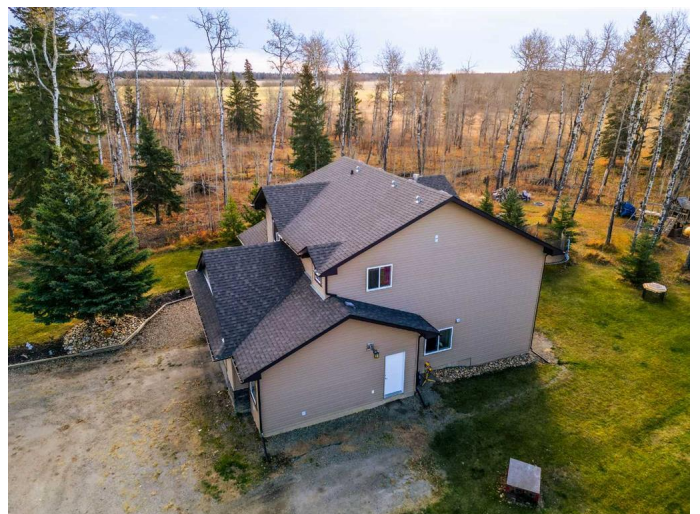
MLS® #A2266214

\$849,900

5 Bedroom, 3.00 Bathroom, 1,580 sqft
Residential on 4.99 Acres

NONE, Rural Mountain View County, Alberta

Beautiful and PRIVATE acreage nestled amongst the trees northeast of Sundre. This WONDERFUL property is less than 15 minutes to Sundre, only 25 minutes to Olds, and just over an hour to Calgary. The acreage offers a 2012 custom built Legacy Home with 5 BEDROOMS & WALKOUT basement, mature trees and is SET UP for country living and relaxation. Upon arrival, you will find a little under 5 acres with mature trees, native plants, pasture areas, raised garden beds, firepit area, walking trails, wonderful landscaped yard, and horse shelter, all fully fenced and cross fenced for your horses. The charming custom home is thoughtfully designed offering comfort, functionality, and space for the whole family. It offers a great open floor plan for entertaining indoors and out. From the moment you walk in you are greeted with a large open landing boasting a built-in bench with coat rack and shoe storage, high ceilings, very open floor plan and an abundance of natural light. The main floor includes a spacious kitchen offering stainless steel appliances, generous countertop space, pantry and breakfast bar, dining area leading out onto a nice sized deck - perfect for outside gatherings and bbq, living room with cozy gas fireplace, and a generous sized primary bedroom with a four piece ensuite and walk-in closet. The main floor upper level consists of 2 more nice sized bedrooms, 4 piece bathroom,



and convenient laundry room. Downstairs, the fully developed basement features a large family room with walkout access to the backyard, two additional bedrooms with 1 having a cheater door to the 4 piece bathroom and plenty of storage under the stairs - all with IN-FLOOR HEATING. And to top off this wonderful package is an oversized 30' x 23' HEATED attached garage. With space to grow and room to entertain, this acreage truly has it all. This property is move-in ready - so it is time to escape from the city and enjoy the privacy and tranquility of country living.

Built in 2012

Essential Information

MLS® #	A2266214
Price	\$849,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,580
Acres	4.99
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Modified Bi-Level
Status	Active

Community Information

Address	33337 Range Road 42
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Garage, Oversized, Parking Pad, RV Access/Parking
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# of Garages	2
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Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
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Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Tile
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Has Basement	Yes
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Basement	Full
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Exterior

Exterior Features	BBQ gas line, Fire Pit, Playground, Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Native Plants, Pasture, Private, Secluded, Wooded
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Roof	Asphalt Shingle
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Construction	Stone, Vinyl Siding, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	October 27th, 2025
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Days on Market	1
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Zoning	R-CR
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Listing Details

Listing Office	Coldwell Banker Vision Realty
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