

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

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

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	152
Zoning	1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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