

# \$1,299,900 - 33235 Range Road 64, Rural Mountain View County

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MLS® #A2223791

**\$1,299,900**

4 Bedroom, 2.00 Bathroom, 1,827 sqft  
Residential on 156.35 Acres

NONE, Rural Mountain View County, Alberta

A Hidden Paradise Just Minutes from Sundre! Welcome to your private sanctuary—153 acres of unspoiled nature, fresh air, and pure Alberta charm nestled in the West Country, just minutes from Sundre. Whether you're seeking a peaceful retreat, a thriving hobby farm, or the ideal home base for country living, this one-of-a-kind estate delivers it all. At the heart of the property is a custom 1½-story home with 2,775 sq ft of thoughtfully developed living space, 4 spacious bedrooms, and 2 bathrooms. Step inside to discover new vinyl plank flooring, an inviting wood-burning stove, and a bright country kitchen framed by glowing pine cabinetry and soaring ceilings wrapped in artistic flair. From the cozy living area, you can walk out onto a sprawling deck or unwind in the tranquil three-season sunroom, sipping coffee while listening to the wind whisper through the trees. The main floor primary suite offers quiet comfort, with a second bedroom ideal as a guest space or home office. Upstairs, a lofted lounge and additional bedroom provide a peaceful retreat. The fully developed basement includes a family room and fourth bedroom, plus dual washer/dryer sets—perfect for hardworking homesteaders or gardening enthusiasts. Outside is where the magic continues. A quad garage with a car hoist is ready for projects big and small, with roughed-in in-floor heating, & 4 separate overhead doors. For animal lovers, a



goat shed, chicken coop, and power-equipped turkey house await. Fenced pasture, a greenhouse, garden plot, and multiple sheds support your dream of self-sufficiency or sustainable living. 10 acres are securely fenced, 40–50 acres are open pasture, and the remaining land is rich with mature trees and roaming wildlife—from deer and elk to moose and waterfowl. And with a registered \$4,450/year surface lease income, the land works for you while you enjoy it. Whether you envision a private retreat, a thriving hobby farm, or simply room to breathe fresh air, this is the kind of property where stories are born and memories are made. “Home Is Where Your Story Begins” come write yours in the West Country wilderness. Must See Property to Truly Appreciate.

Built in 1989

**Essential Information**

MLS® #	A2223791
Price	\$1,299,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,827
Acres	156.35
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

**Community Information**

Address	33235 Range Road 64
Subdivision	NONE
City	Rural Mountain View County

County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking Spaces	10
Parking	RV Access/Parking, Quad or More Detached
# of Garages	5

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Soaking Tub, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Pasture, Private, Treed, Meadow, Native Plants
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	104
Zoning	AG

### Listing Details

Listing Office	CIR Realty
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