

# \$1,580,000 - 24, 33049 Range Road 12, Rural Mountain View County

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MLS® #A2227272

**\$1,580,000**

5 Bedroom, 3.00 Bathroom, 3,148 sqft  
Residential on 1.98 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your dream country retreat! Set on two manicured acres with mature trees and rich, fertile soil for gardening, this beautifully maintained acreage offers privacy, space, and convenience in one exceptional package. The custom-built home spans over 3,200 square feet and has been recently renovated with stylish updates including new carpet, trim, doors, hardware, lighting, and new high end hickory hardwood floors. It features five large bedrooms upstairs, an office on the main floor, as well as a living room, a cozy family room, and a show-stopping kitchen complete with a huge walk-in pantry double fridge/freezer, gas stove—perfect for the family chef or anyone who loves to entertain. Stay warm and comfortable year-round with in-floor heat in the basement, a wood-burning fireplace that can heat the entire house, and a gas fireplace for added comfort and ambiance. Outside, the features keep coming. You™ll find an oversized (30x30) heated attached garage, a heated 30™x30™ detached shop, plus a second detached shop—ideal for projects, hobbies, or extra storage. The paved driveway was recently sealed, and there™s plenty of room for RV parking. The property boasts an excellent 20+ gallon-per-minute producing well—a rare and valuable feature. And for golf lovers, it doesn™t get better than this—the Olds Golf Course is just next door. Whether you play daily or just enjoy the



view, itâ€™s a golferâ€™s dream location. This peaceful acreage offers the perfect blend of modern convenience, space, and country charm. Whether youâ€™re raising a family or looking for your forever home, this property is a rare find.

Built in 2006

### Essential Information

MLS® #	A2227272
Price	\$1,580,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,148
Acres	1.98
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	24, 33049 Range Road 12
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H 1W6

### Amenities

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

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity,
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	French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard, RV Hookup
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	78
Zoning	12

## Listing Details

Listing Office	RE/MAX House of Real Estate
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