

33449 Highway 584
Rural Mountain View County, Alberta**MLS # A2263572****\$495,900**

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bi-Level | | |
| Size: | 1,019 sq.ft. | Age: | 1982 (43 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 3.17 Acres | | |
| Lot Feat: | Many Trees, No Neighbours Behind, Private, Wooded | | |

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|--------------------|----------------------------|-------------------|---------------------------|
| Heating: | Forced Air, Propane | Water: | Well |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | 28-33-7-W5 |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | AG |
| Foundation: | Wood | Utilities: | Propane |
| Features: | Quartz Counters | | |

Inclusions: Garden shed, propane tank, Stair lift is negotiable

Your Peaceful West Country Escape Awaits!!! Nestled just west of Sundre, this charming 3.17-acre property captures the very best of Alberta's West Country living. Surrounded by towering evergreens and the quiet hum of nature, it's a haven for anyone who loves the outdoors — whether you spend your weekends fishing on the nearby river, exploring miles of crown land, or heading out for a ride on horseback. With pavement right to your driveway, you're close to adventure yet tucked into your own peaceful pocket of paradise. With the coveted Agricultural zoning which allows for more uses including animals. The land is beautifully treed and fully fenced, offering plenty of privacy and space. The fence doesn't even cover all of what's yours — there's more land beyond it, giving you an even greater sense of freedom and room to roam. The home itself is as inviting as its setting — a well-cared-for, one-owner bi-level with pride of ownership shining through every detail. Upstairs, you'll find a bright and cheerful layout featuring an oak kitchen with a granite sink, quartz countertops, pantry, and an adjoining dining area that opens to a spacious east-facing deck. Imagine sipping your morning coffee here as the sun filters through the trees — pure tranquility. The living room offers warmth and comfort with its stylish wood laminate floors, large designer windows, and soft natural light. Two generous bedrooms on the main floor feature engineered hardwood and elegant glass closet doors, while the bathroom includes a convenient sit-down shower. You'll also appreciate the practicality of main-floor laundry. Downstairs, the basement adds even more potential with one finished bedroom — the home's third — and the remaining space already framed and waiting for your personal

touch. Shingles were replaced in 2015, adding peace of mind to this already solid home. Whether you're looking for a quiet retreat, a cozy year-round residence, or a base for all your outdoor adventures, this property checks every box. Surrounded by nature, close to crown land and the river, and offered at an attractive price of \$495,900, it's a rare opportunity to own a slice of Alberta's beautiful West Country. Come breathe the fresh air, listen to the wind in the trees, and feel right at home.