

33510 Range Road 12  
Rural Mountain View County, Alberta

MLS # A2348743



# \$1,690,000

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                        |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence   |               |                   |
| <b>Size:</b>     | 2,827 sq.ft.                                | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 5                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                      |               |                   |
| <b>Lot Size:</b> | 10.09 Acres                                 |               |                   |
| <b>Lot Feat:</b> | Garden, Landscaped, Lawn, Many Trees, Treed |               |                   |

|                    |                                                                                     |                   |                           |
|--------------------|-------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Combination, In Floor                                                               | <b>Water:</b>     | Well                      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                      | <b>Sewer:</b>     | Septic Field, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle                                                                     | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                | <b>LLD:</b>       | 34-33-1-W5                |
| <b>Exterior:</b>   | ICFs (Insulated Concrete Forms), Wood Frame                                         | <b>Zoning:</b>    | R-F                       |
| <b>Foundation:</b> | ICF Block                                                                           | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows |                   |                           |

**Inclusions:** Fridge in Basement

Welcome to this exceptional 10.09-acre property between Olds and Bowden, offering country privacy, beautiful views and convenient access to Highways 2 and 2A. Built in 2007, this impressive 1.5 storey home combines spacious living, quality finishes and outstanding acreage amenities. The open concept main floor welcomes you with soaring 18 foot ceilings, Tigerwood hardwood flooring and a striking floor to ceiling stone wood burning fireplace. The inviting kitchen features a large center island with seating, generous workspace, while the adjoining dining area is ideal for family gatherings and entertaining. Just a few steps down are the pantry, laundry room, 2 pce bathroom and office, with access to the oversized insulated double attached garage with in floor heat. The spacious main floor primary bedroom offers a walk in closet and 4 pce ensuite with heated floors. Upstairs, an open balcony overlooks the living room and leads to two generous bedrooms with ample storage and west facing views, plus a 4 pce bathroom. The fully developed walkout basement offers flexible space for everyday family living, guests or extended family. It features two bedrooms, a kitchen area, spacious living room and full bathroom, with direct access to a private patio and the yard. A three sided covered wrap around covered deck with low maintenance composite decking is perfect for relaxing and enjoying the countryside. The beautifully established grounds include mature landscaping, flower beds, concrete and shale pathways, two garden areas and more than 200 Colorado Blue Spruce and White Spruce trees remaining from a former tree nursery. The 12' x 14' cedar pergola, built in 2021, features power, rock flooring, an eating bar, firepit and lighting—an inviting place to gather outdoors. The impressive 40' x 60' fully insulated shop features a

14' x 16'; overhead door, concrete floor, workbench, shelving, electrical service/220 wiring and natural gas brought to the building. A 32-panel, 14.56 kW solar system on the shop feeds power back into the grid and has provided substantial savings on electrical costs. Additional highlights include a new boiler and heating system upgrades in November 2025, high-velocity forced-air circulation, individually controlled in floor heating in several areas, a heat recovery ventilation system and comprehensive alarm system. Approximately three acres on the west side are currently used for agricultural purposes. With its versatile home, beautiful grounds, impressive shop and energy saving features, this acreage offers room to live, work and enjoy the peace of country living close to town.