

# \$985,000 - 36-33049 Range Road 12, Rural Mountain View County

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MLS® #A2209748

**\$985,000**

5 Bedroom, 3.00 Bathroom, 1,653 sqft  
Residential on 1.98 Acres

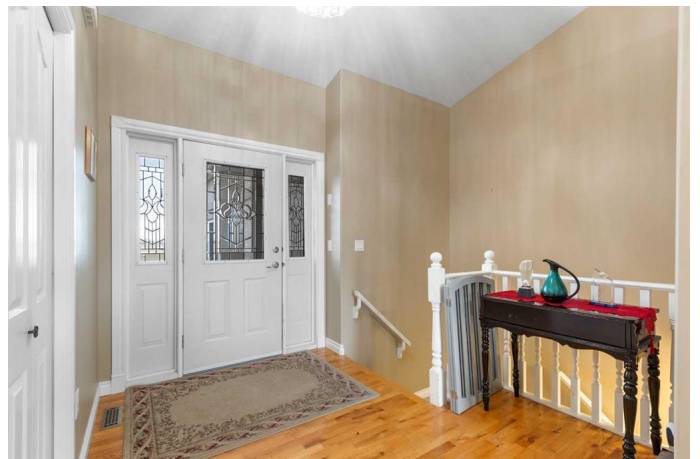
NONE, Rural Mountain View County, Alberta

Welcome to acreage living with fairway views and town convenience—this property truly offers the best of both worlds. Imagine waking up to the serene views of the manicured greens of the Olds Golf Course, just across the road from your own private retreat. Nestled on 1.98 acres, this beautifully positioned home offers the privacy of country living while keeping you just 5 minutes from all the amenities in Olds—and only 55 minutes to downtown Calgary.

Step inside the 1,653 sq.ft. home and you™re welcomed by an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The main floor features 2 spacious bedrooms and 2 full bathrooms, one being a 5 piece Ensuite while the walk-out basement provides 3 more bedrooms and another full bathroom—perfect for families or hosting guests.

Step out onto the deck and enjoy your morning coffee as you take in the peaceful view. Below, a partially enclosed hot tub area offers a cozy escape protected from the wind—ideal for soaking under the stars on cool Alberta evenings.

The backyard is ready for your green thumb, with a raised garden bed, a garden shed, and a larger utility shed for storage. The home sits toward the south side of the property, leaving a generous open space on the north side—perfect for building your dream shop or



garage.

Whether you're relaxing in the hot tub, tending the garden, or enjoying a round of golf across the road, this property offers a blend of acreage lifestyle and privacy with the convenience of amenities just minutes away.

Built in 2002

### **Essential Information**

MLS® #	A2209748
Price	\$985,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,653
Acres	1.98
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### **Community Information**

Address	36-33049 Range Road 12
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H 1P2

### **Amenities**

Utilities	Electricity Available, Natural Gas Available
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile, Decorative, Insert, Sealed Combustion
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, Garden, Level, Low Maintenance Landscape, No Neighbours Behind, On Golf Course, Rectangular Lot, Close to Clubhouse
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	12
Zoning	R-CR1

## Listing Details

Listing Office	CIR Realty
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