



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**33567 Highway 584**  
**Rural Mountain View County, Alberta**

**MLS # A2180249**



**\$1,450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,949 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Enclosed, Golf Cart Garage, Oversized, Quad or More Attached, Q		
<b>Lot Size:</b>	149.62 Acres		
<b>Lot Feat:</b>	Cleared, Brush, Pasture, Private, Rolling Slope, Secluded, Treed, Wooded		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	33-33-7-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Nestled west of Sundre in the serene Bearberry region, this remarkable 150-acre property offers the perfect blend of natural beauty and comfortable rural living. Positioned on a landscaped plateau at the end of a private drive, the home boasts breathtaking panoramic views of the western countryside. Spanning 5,700 square feet, this thoughtfully designed residence features a unique and open floor plan, ideal for hosting large gatherings while still providing private spaces for relaxation. Highlights include: • 3 Spacious Bedrooms, plus a Loft/Sleeping Area • 4 Bathrooms • Expansive Sitting Areas on Both Levels • 3 Cozy Fireplaces • Wraparound Porch and Expansive Deck • Well-Equipped Kitchen and Dining Area Perfect for Entertaining Additional Features: • 50' x 27' Attached Garage • 38' x 27' Shop for Tools and Toys • Fully Fenced Property (portions affected by wild horses) • Sauna • Large Gas-Fired Backup Generator • Freestanding Cold Storage Unit • Two Fuel Tanks • Large Paved Patio with Gas-Fired Fire Pit • 5 km of Maintained Trails Through the Forest An additional versatile indoor space, formerly an indoor pool, has been repurposed for sports and recreation, offering endless opportunities for family fun and gatherings. For outdoor enthusiasts, the property backs onto a forestry reserve, providing direct access to nature, hiking, wildlife viewing, and even hunting opportunities. With a combination of open fields, treed acres, and year-round recreational activities right at your doorstep, this property is a true haven for those seeking peace, privacy, and adventure. All appliances are included, and chattels may be negotiable with a respectful request. Don't miss the chance to own this extraordinary foothills retreat. Contact us for more details

or to schedule a private showing.