



36-33049 Range Road 12
Rural Mountain View County, Alberta

MLS # A2209748



\$985,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,653 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.98 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Close to Clubhouse, Fev		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-33-1-W5
Exterior:	Manufactured Floor Joist	Zoning:	R-CR1
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
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, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Garden Shed, Big Shed, Tarp Shed, Fire Pit		

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.