

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

MLS® #A2209748

\$985,000

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

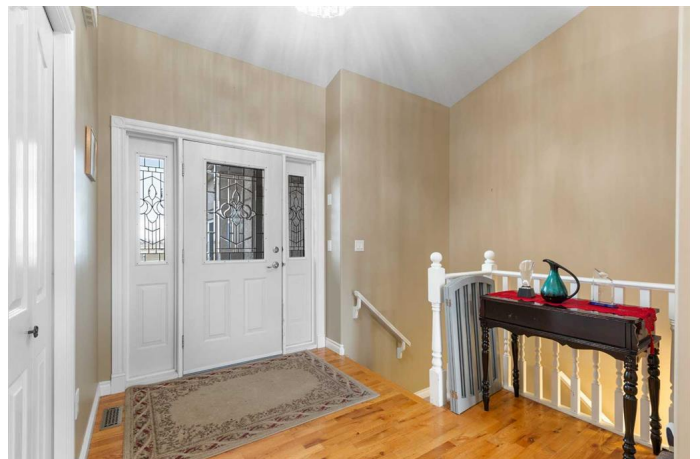
NONE, Rural Mountain View County, Alberta

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

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|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 9 |
| Zoning | R-CR1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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