

# \$499,900 - 10, 31244 Range Road 33, Rural Mountain View County

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MLS® #A2209345

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 2.01 Acres

NONE, Rural Mountain View County, Alberta

**AFFORDABLE COUNTRY LIVING IS HERE !**

This home is a great way to get your dream of living in the country started. The home, which had new shingles, house wrap and siding, eaves troughs, flashing, and fascia installed in 2022 features an open plan with vaulted ceilings, good sized kitchen with pantry, 3 bedrooms and 2 full baths, and the master bedroom has a walk in closet. The 24 X 40 garage which was built in 2024 features a separate power sub panel, a 16 X 8 door, and another 9 X 8 door. On bright sunny summer days, you have the opportunity to enjoys views of the mountain tops out west as you feast on freshly picked strawberries, raspberries and saskatoons! The home is anchored to CMHC standards, and all water and sewer drops are insulated and heat taped. Here's your opportunity to start seeing that dream come to reality !

Built in 2014

## Essential Information

MLS® #	A2209345
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216



Acres	2.01
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Single Wide Mobile Home
Status	Active

### Community Information

Address	10, 31244 Range Road 33
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Utilities	Electricity Paid For, Heating Lease, Phone Not Available, Water Paid For
Parking Spaces	15
Parking	Parking Pad
# of Garages	3

### Interior

Interior Features	No Smoking Home, Vaulted Ceiling(s)
Appliances	See Remarks
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	None, Unfinished

### Exterior

Exterior Features	Garden
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Level, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, See Remarks
Foundation	Block

### Additional Information

Date Listed	April 9th, 2025
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Days on Market	7
Zoning	CR1

## **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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