

\$495,900 - 33449 Highway 584, Rural Mountain View County

MLS® #A2263572

\$495,900

3 Bedroom, 1.00 Bathroom, 1,019 sqft
Residential on 3.17 Acres

NONE, Rural Mountain View County, Alberta

Your Peaceful West Country Escape Awaits!!!
Nestled just west of Sundre, this charming 3.17-acre property captures the very best of Alberta's West Country living. Surrounded by towering evergreens and the quiet hum of nature, it's a haven for anyone who loves the outdoors – whether you spend your weekends fishing on the nearby river, exploring miles of crown land, or heading out for a ride on horseback. With pavement right to your driveway, you're close to adventure yet tucked into your own peaceful pocket of paradise.

The land is beautifully treed and fully fenced, offering plenty of privacy and space. The fence doesn't even cover all of what's yours – there's more land beyond it, giving you an even greater sense of freedom and room to roam.

The home itself is as inviting as its setting – a well-cared-for, one-owner bi-level with pride of ownership shining through every detail. Upstairs, you'll find a bright and cheerful layout featuring an oak kitchen with a granite sink, quartz countertops, pantry, and an adjoining dining area that opens to a spacious east-facing deck. Imagine sipping your morning coffee here as the sun filters through the trees – pure tranquility.

The living room offers warmth and comfort with its stylish wood laminate floors, large designer windows, and soft natural light. Two generous



bedrooms on the main floor feature engineered hardwood and elegant glass closet doors, while the bathroom includes a convenient sit-down shower. Youâ€™ll also appreciate the practicality of main-floor laundry.

Downstairs, the basement adds even more potential with one finished bedroom â€“ the homeâ€™s third â€“ and the remaining space already framed and waiting for your personal touch. Shingles were replaced in 2015, adding peace of mind to this already solid home.

Whether youâ€™re looking for a quiet retreat, a cozy year-round residence, or a base for all your outdoor adventures, this property checks every box. Surrounded by nature, close to crown land and the river, and offered at an attractive price of \$495,900, itâ€™s a rare opportunity to own a slice of Albertaâ€™s beautiful West Country.

Come breathe the fresh air, listen to the wind in the trees, and feel right at home.

Built in 1982

Essential Information

MLS® #	A2263572
Price	\$495,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,019
Acres	3.17
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

Community Information

Address	33449 Highway 584
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Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	Propane
Parking	Off Street

Interior

Interior Features	Quartz Counters
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Propane
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, None, Private Yard
Lot Description	Many Trees, No Neighbours Behind, Private, Wooded
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 12th, 2025
Zoning	CR

Listing Details

Listing Office	REMAX ACA Realty
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