

33168 Range Road 74A
Rural Mountain View County, Alberta

MLS # A2194340



\$849,900

Division:	Bearberry		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,821 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2
Garage:	RV Access/Parking, Triple Garage Detached		
Lot Size:	140.63 Acres		
Lot Feat:	Brush, Creek/River/Stream/Pond, Front Yard, Garden, Irregular Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Lagoon, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	8-33-7-W5
Exterior:	Metal Frame, Vinyl Siding	Zoning:	AG
Foundation:	Piling(s)	Utilities:	-

Features: Chandelier, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Hood Fan, Built-In Dishwasher, Washer, Dryer, Microwave, Picnic Tables, All Window Coverings, Garage Controls & 2 Remotes, and Generator

Cupid's arrow has struck in Bearberry! Nestled on 140.63 acres of breathtaking countryside, this charming 1,820 sq. ft. modular home is a perfect match for those seeking tranquility, space, & rustic elegance. Just 15 minutes west of Sundre & within walking distance to Crown Land, this home is where love & nature intertwine. Step inside & fall head over heels for the spacious 3-bedroom layout, featuring a romantic primary suite with a luxurious round soaker tub & walk-in closet. The sun-filled living room invites cozy evenings with a great novel or your favorite movie, while the expansive family room is perfect for making memories. In the heart of the home, the large kitchen impresses with beautiful oak cabinetry & ample counter space—ideal for crafting gourmet meals for family & friends with love. But love isn't just inside—it extends outdoors to a 52x32 heated garage/shop with a pull-through bay for two vehicles, a separate bay for a third, & a large office/games/storage room for work or play. Need power in a storm? No worries! A generator with transfer switch ensures you're never left in the dark. For those with a heart for country living, the 31x37 cold storage/barn, chicken coop, & fenced garden area provide the perfect setting for hobby farm-to-table living. The seasonal Whiskey Creek runs through this property, complete with a dam. And if you think the setting couldn't be more enchanting, wildlife lovers will swoon at the deer, elk, & moose that gracefully wander through the property. With full fencing & cross-fencing, this land is ready for whatever your may dreams may be. Plus, a \$5,100 annual surface lease is a delightful bonus! Don't let this love story pass you by! Must-See Property!

“Home Is Where Your Story Begins!”