

# \$1,150,000 - 15 -, 33106 Range Road 12, Rural Mountain View County

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MLS® #A2222969

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 1,503 sqft  
Residential on 1.80 Acres

NONE, Rural Mountain View County, Alberta

Tucked away is one of the most peaceful settings, just minutes away from Olds. This beautifully maintained custom home offers a rare combination of privacy, craftsmanship, and flexibility. Backing directly onto the Olds Golf Club and sharing a large, tranquil pond with the course and a neighbour, the property delivers serene views and quiet living year-round.

The heart of the home welcomes you with vaulted ceilings and an open-concept design that captures the natural beauty of the south-facing backyard. The kitchen, dining, and living areas flow seamlessly together, anchored by a gas fireplace and direct access to the elevated back deckâ€”perfect for enjoying warm evenings overlooking the water. A spacious butler pantry with a second sink and ample storage sits just off the kitchen, ideal for keeping the main space neat and functional.

The main floor features a large primary suite with a sitting area, walk-in closet, and an ensuite with a jacuzzi tub. A second bedroom and full bath complete the main level.

Downstairs, the walkout basement has in-floor heat and offers a generous family room with a wood-burning fireplace, a full wet bar, and access to a private ground-level patio.



There's also a den/theatre room, a sewing or craft room (easily convertible to an office or guest room), a full laundry room with a sink, a 4-piece bath, and a third bedroom—perfect for accommodating family or guests.

One of the most impressive highlights of this property is the detached 31' x 31' oversized heated garage and workshop. With tall ceilings, built-in shelving, workbenches, and extensive lighting, it's a dream space for any hobbyist or tradesperson. Attached to this garage is a bright and comfortable 600 sq.ft. (illegal) one-bedroom suite, complete with its own kitchen, living room, 4-piece bath, bedroom, and even in-suite laundry—ideal for extended family, guests, or workspace flexibility.

The yard is a showpiece in itself. Professionally landscaped with mature trees, vibrant perennial beds, fruit trees, and flowering shrubs, it attracts a wide variety of birdlife—including a family of hummingbirds that returns each year. The shared pond is well set back from the green, offering both natural beauty and privacy. It also features an aerated fountain that enhances the peaceful atmosphere through the warmer months.

Located just minutes from all amenities in Olds and with quick access to Highway 2, this home offers a quiet retreat with unbeatable convenience. Whether you're an avid golfer, a nature lover, or someone who appreciates a well-built home and exceptional outdoor space, this property delivers it all.

Built in 1999

### **Essential Information**

MLS® #	A2222969
Price	\$1,150,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,503
Acres	1.80
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	15 -, 33106 Range Road 12
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H 4N3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	220 Volt Wiring, Additional Parking, Double Garage Attached, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Workshop in Garage, Aggregate, Garage Faces Side, Gravel Driveway, Guest, Side By Side, Unpaved
# of Garages	4
Waterfront	Pond

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound, Bookcases, Jetted Tub, Laminate Counters, Natural Woodwork
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Stove(s), Washer, Window Coverings,

	Oven-Built-In
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Wood Burning, Brick Facing, Factory Built, Glass Doors, Insert
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Courtyard, Private Yard, Rain Gutters, Fire Pit, Lighting, Permeable Paving, Rain Barrel/Cistern(s), RV Hookup, Uncovered Courtyard
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Views, Brush, Greenbelt, On Golf Course, Interior Lot, Lawn, Private, Underground Sprinklers, Yard Drainage, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Manufactured Floor Joist, Silent Floor Joists
Foundation	Poured Concrete

## Additional Information

Date Listed	May 26th, 2025
Days on Market	22
Zoning	CR-1

## Listing Details

Listing Office	CIR Realty
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