

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

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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. With the coveted Agricultural zoning which allows for more uses including animals. 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 |
|---------|-------------------|

|             |                            |
|-------------|----------------------------|
| 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                                 |

### 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 |
| Days on Market | 25                 |
| Zoning         | AG                 |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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