

# **\$850,000 - 33037 Range Road 55, Sundre**

---

MLS® #A2109640

**\$850,000**

4 Bedroom, 3.00 Bathroom, 1,735 sqft

Residential on 6.99 Acres

NONE, Sundre, Alberta

IMMACULATE DESCRIBES EVERYTHING FROM THE 4 BEDROOM, 3 BATH HOUSE TO THE YARD, OUTBUILDINGS, TREES AND EVEN THE FENCING. YOU WILL BE HARD PRESSED TO FIND ANYTHING TO DO BUT ENJOY YOUR NEW HOME. Start with the house, you will love the spacious attached 3 car heated garage. Take note of the large entrance way. The living space definitely gives you that inviting open concept feel. The bedrooms are large with ample closet space, and yes the primary bedroom has a beautiful ensuite and walk in closet. Downstairs is as cozy as upstairs thanks to the in floor heating system. As you enter the downstairs you are greeted by a beautiful custom built wet bar. The basement is completely finished with 2 additional bedrooms, a hobby room, a full bathroom, and a huge living/entertaining area. You will love the built in features of this basement as well. The view to the west from the front deck is absolutely worth witnessing as it is a breath taking feature of the property. As for the out buildings, they all look like they have rarely been used and in very good repair. From the Barn, Hayshed, Pole Shed and fenced paddocks this property certainly screams animal lover. This home is as turn key as you will find on the market today, all nestled up beside the town of Sundre and all the adventures to the west. Contact your favorite Realtor today to book a showing.



Built in 2000

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2109640                         |
| Price          | \$850,000                        |
| Sold Price     | \$806,500                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,735                            |
| Acres          | 6.99                             |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Sold                             |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 33037 Range Road 55  |
| Subdivision | NONE                 |
| City        | Sundre               |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M1X0               |

## Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                         |
| Parking        | Concrete Driveway, Garage Door Opener, Heated Garage, Parking Pad, Triple Garage Attached |

## Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Chandelier, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Wet Bar |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                       |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                       |
| Cooling           | None                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                                       |

|              |                |
|--------------|----------------|
| Fireplaces   | Gas            |
| Has Basement | Yes            |
| Basement     | Finished, Full |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Garden, Storage                                     |
| Lot Description   | Landscaped, Level, Pasture, Treed, Views            |
| Roof              | Asphalt Shingle                                     |
| Construction      | ICFs (Insulated Concrete Forms), Stucco, Wood Frame |
| Foundation        | ICF Block, Poured Concrete                          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2024 |
| Date Sold      | May 16th, 2024  |
| Days on Market | 73              |
| Zoning         | R-CR            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Coldwell Banker Vision Realty |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.