

# \$3,700,000 - 32325 Range Road 24, Rural Mountain View County

MLS® #A2231633

**\$3,700,000**

4 Bedroom, 4.00 Bathroom, 2,930 sqft  
Residential on 157.70 Acres

NONE, Rural Mountain View County, Alberta

Welcome to this immaculate modern farmhouse set on 157 gently rolling acres, offering unmatched privacy, subtle luxury, and endless potential. Located just 5 minutes from the town of Olds and only 45 minutes from Calgary International Airport, this extraordinary property is the perfect blend of peaceful rural living and everyday convenience.

Built with quality craftsmanship and environmental consideration throughout, the home features 18-foot vaulted shiplap ceilings, engineered hardwood floors, and an impressive stone fireplace anchoring the bright, open-concept main living area. The heart of the home is a stunning chef's kitchen and dining space, perfect for entertaining or quiet family meals.

The primary suite is a true retreat with a spacious walk-through closet, a tucked-away micro office, and a spa-like 3-piece ensuite with a massive walk-in shower and standalone tub that gazes out over the scenic countryside. This level also includes a sun-filled sitting room, three additional large bedrooms, a full bathroom, powder room, and convenient main-floor laundry.

A standout feature of this home is the separately accessed yoga studio, complete with its own entrance, parking lot (hidden from



the main residence), and lock-off from the homeâ€™ ideal for a home-based business, gym, or creative space.

Downstairs, the walk-out lower level offers a sprawling recreation room with a wood-burning fireplace, space for games or media, a fifth bedroom or office, a dedicated gear room, cold/wine storage, and a versatile music room with separate accessâ€™ ideal for clients or team members coming and going.

Step outside and enjoy thoughtful exterior features like a west-facing deck, expansive covered front porch, and oversized attached garage. The land includes a dugout with solar pump, natural water tributary, and a 155-foot well. Approximately 30 acres are cultivated, and the property generates income through land rental and an oil and gas lease.

Within the fenced 5-acre inner yard, youâ€™™ find a large vegetable garden, sunflower and rose beds, and a beautifully lit path connecting the yoga studio to the home. Grain storage and three natural springs round out the propertyâ€™™s agricultural and recreational value.

Whether youâ€™™re seeking a lifestyle property, small-scale farming potential, a retreat space, or simply a beautifully built home in natureâ€™™ this rare offering delivers it all.

Built in 2015

## Essential Information

MLS® #	A2231633
Price	\$3,700,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,930
Acres	157.70
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	32325 Range Road 24
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H4B8

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Freezer
Heating	Boiler, In Floor, Fireplace(s), Natural Gas, Wood Stove
Cooling	Other
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Native Plants, No Neighbours Behind, Pasture, Seasonal Water, Views, Rolling Slope, Wetlands
Roof	Metal
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	99
Zoning	Ag

### **Listing Details**

Listing Office	Coldwell Banker Vision Realty
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