

\$1,650,000 - 33194 Twp Rd 284, Rural Rocky View County

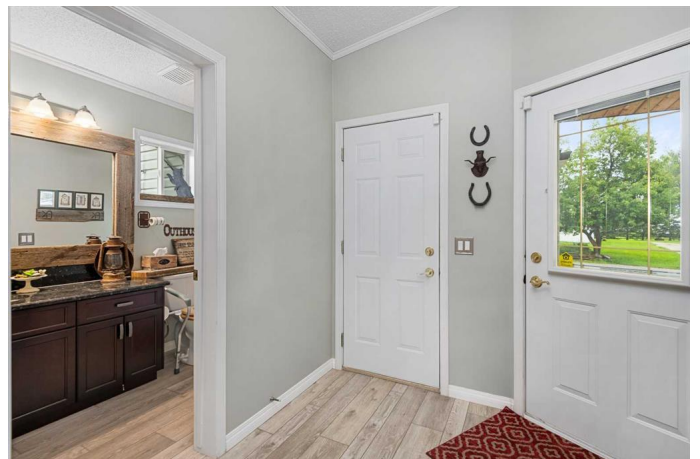
MLS® #A2245995

\$1,650,000

5 Bedroom, 4.00 Bathroom, 2,362 sqft
Residential on 43.30 Acres

NONE, Rural Rocky View County, Alberta

43 acres in the Madden area! A very easy commute to the city or escape to the mountains! This 1997 model modular-prefab home is in mint shape and includes a finished walk-out basement to large patio. The main floor is nice setup for families or couples, great kitchen with a large island and breakfast nook. A formal dining room is great for family functions with French doors to a covered deck (perfect for morning coffee)! The sunroom can double as a quiet sitting room/office, leading to the Primary bedroom w/ 4pc Ensuite. Two more bedrooms w/ separate 4 pce bath is convenient exit off the living room. (there is a RI door way from the master to the hallway to these bedrms but was never installed, future if you have toddler's). The large living room a gorgeous stone faced gas fireplace for those cooler mornings in the spring and fall, and you'll love the view out to the west from the 50 ft balcony! The basement is fully finished with large family room, 1 huge bedroom and a second that doubles as an office. Just off the family room is a 3 pce bath w/ shower, the mechanical room with HE F/A furnace with A/C, boiler for the slab heated floor and main floor laundry/Mudroom, the water pressure tank and water conditioner/softner & distiller. In the storage room off the lower laundry room is a transfer switch if you ever need to connect your generator. If your hobby is wine making this might be the right for you. The triple



garage is finished and heated. There is a shed for all your garden needs, plus a big shed for wood working or ?/storage. There's also a shedrow for storing boats trailers, lawn equipment etc. If you have horse's, or other stock the pasture offers a seasonal creek, dug-out that used to was used to stock fish for the grand kids. The balance of the land is in crop and is rented out for 2025. Reasonably priced for those looking for something more than a house on a postage stamp!

Built in 1997

Essential Information

MLS® #	A2245995
Price	\$1,650,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,362
Acres	43.30
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	33194 Twp Rd 284
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T0M 1L0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected, Cable Not Available, Electricity Paid For, Natural Gas Paid, Phone Connected,
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	Phone Paid For, Satellite Internet Available, Sewer Connected, Water Paid For
Parking Spaces	3
Parking	Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, On Street, Oversized, Triple Garage Attached, Carport, Gravel Driveway
# of Garages	3
Waterfront	Creek, Pond, Stream

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Suspended Ceiling
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Range, Range Hood, Refrigerator, See Remarks, Washer/Dryer, Water Softener, Window Coverings, Water Conditioner, Water Distiller
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Rain Gutters, Storage
Lot Description	Creek/River/Stream/Pond, Gentle Sloping, Landscaped, Lawn, Private, Farm, Greenbelt, Seasonal Water, Sloped
Roof	Asphalt Shingle
Construction	Mixed, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Combination

Additional Information

Date Listed	August 5th, 2025
Days on Market	52
Zoning	AG-Gen

Listing Details

Listing Office	CIR Realty
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