

# \$549,900 - 119, 33021 Range Road 44, Rural Mountain View County

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MLS® #A2227726

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,199 sqft  
Residential on 1.41 Acres

N/A, Rural Mountain View County, Alberta

Experience your dream getaway at this breathtaking 1.41-acre property in Westward Ho Estates, featuring a beautifully renovated raised bungalow. Imagine whipping up delicious meals in the expansive, well-equipped kitchen, then relaxing by the inviting gas fireplace in the sunken living room, adorned with stunning original hardwood floors.

Just off the dining area, the sunroom provides a serene retreat for soaking in nature's beauty, even in winter, thanks to its own gas woodstove. The main floor boasts three comfortable bedrooms, with the master suite enjoying the luxury of a three-piece ensuite bathroom.

Downstairs, discover a cold storage area perfect for your canning needs, a charming great room, and an office that can easily serve as a fourth bedroom, complete with a convenient two-piece ensuite bathroom.

Step outside onto your deck to embrace the peacefulness of acreage living, or wander down to your garden to see your vegetables thriving. This property also features a generous 32' x 40' heated quonset shop, ready to house all your toys, and it is wired for RV hookup, making camping trips effortless with the RV parking pull-through.



With no neighbors behind you, this property feels even more expansive than its 1.41 acres, perched at the end of a quiet street. Donâ€™t let this incredible opportunity slip away!

Built in 1967

**Essential Information**

MLS® #	A2227726
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	1.41
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	119, 33021 Range Road 44
Subdivision	N/A
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage, Plug-In, Asphalt, Drive Through
# of Garages	2

**Interior**

Interior Features	Kitchen Island
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Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Sun Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run, Garden
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, No Neighbours Behind, Private, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	2
Zoning	12

## Listing Details

Listing Office	Century 21 Westcountry Realty Ltd.
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