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2256 Township Road 334
Rural Mountain View County, Alberta

MLS # A2347442

$999,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,630 sq.ft.	**Age:**	2010 (16 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Garage Door Opener, Gravel Driveway, Heated Ga		
Lot Size:	1.93 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, La		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Hardwood, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	27-33-2-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R-CR1
Foundation:	Poured Concrete	**Utilities:**	Electricity Paid For, Natural Gas Connected, Heating F
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: All Attached TV Mounts, Portable Closet Unit in Laundry Room, All Attached Shelving in House, Washer in Shop, Chicken Coop, Playground Structure, Garden Shed, Dog Run, Wood Garbage Bin/Container

Welcome to your ultimate country retreat—less than 10 minutes to Olds and 100% on pavement! This extraordinary 5 BEDROOM acreage with HUGE SHOP and a MOUNTAIN VIEW delivers the perfect blend of high-end comfort, outdoor freedom, and unmatched shop space. Stepping inside from the front covered porch, the open-concept main floor impresses with soaring 9’ ceilings, rich hardwood floors, and a cozy gas fireplace. The chef-inspired kitchen features custom cherry cabinetry, updated stainless steel appliances (2025), a large pantry, and expansive counter space. Enjoy effortless indoor-outdoor living with seamless access from the dining area to a covered rear deck equipped with a natural gas BBQ line. The primary suite offers a private retreat featuring a walk-in closet and a 3-piece ensuite. Two additional spacious bedrooms, a full 4-piece bath, and a dedicated main-floor laundry room complete the level. The fully finished basement is built for relaxation and entertainment, anchored by cozy in-floor heating throughout. It hosts a massive family room, two super-sized bedrooms, and a third 4-piece bath. Mechanical highlights include dual hot water tanks (one dedicated to the in-floor heat system), water filtration system, natural gas furnace, central A/C, and a wired transfer setup for a backup generator. Outside is a true masterpiece built for lifestyle and function: The Ultimate Shop (35’ x 54’5"): Fully finished with concrete floors, floor drain, radiant heat, hot & cold water, and a 10’ and 14’ door—ideal for a home business, car collection, or workshop. Storage & Parking: Attached 24’ x 24’ heated double garage, enclosed lean-to shed off the shop, and dedicated 30-amp RV hookups. Outdoor Oasis: Beautifully manicured ground featuring lush perennial beds, a sprawling vegetable garden, fruit trees, a

chicken coop, garden shed, and a built-in playground structure. If you’ve been searching for privacy, top-tier storage, and ultimate convenience without sacrificing paved access, this complete package is a must-see!

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