

# \$1,500,000 - 33078 Highway 766, Rural Mountain View County

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MLS® #A2243536

**\$1,500,000**

5 Bedroom, 4.00 Bathroom, 3,022 sqft  
Residential on 5.02 Acres

NONE, Rural Mountain View County, Alberta

Just 10 miles west of Olds, this one-of-a-kind 5-acre acreage offers precision craftsmanship, smart technology, and stunning natural beauty. Built in 2017, the property features over 5,800 sq.ft. of finished space, including 3,022 sq.ft. of upscale living and two fully integrated shops. It's ideal for tradespeople, entrepreneurs, or anyone seeking the perfect balance of work, play, and rural luxury.

Upstairs is the heart of the home, where the chef's kitchen boasts granite counters, a massive island with a built-in sink, high-end appliances, and custom china cabinets. The open layout flows into a spacious living room with a stone feature wall, modern linear fireplace, and built-in cabinetry. Control4 smart home automation and built-in speakers offer seamless control of lighting, audio, and more.

Step onto the fully covered concrete deck with exposed aggregate finish and glass panel railings to take in panoramic views of the mountains and valley below – a peaceful vantage point that's hard to beat.

The primary suite is located off the living room, with direct access to the deck. It includes a walk-in closet and a luxurious ensuite with a glass-enclosed, custom-tiled shower with dual shower heads, vanity, and toilet. Also on the



upper level: a second bedroom or office, a two-piece bath, laundry, a large storage room with a window overlooking Shop 1, and access to the mezzanine in Shop 2.

The main floor offers three spacious bedrooms, each with TVs and large closets. One is currently used as a gym and features built-in speakers. Just outside is a west-facing covered concrete patio with a hot tub and adjacent four-piece bathroom.

Shop 1 measures 25’x30’ with a 20’x16’ overhead door, plus a two-piece bath, a mechanical room, and a connecting 8’x8’ door to Shop 2. Shop 2 is 24’x25’ with a 16’x12’ door, overhead crane jib, mezzanine storage, and built-in golf simulator – the ultimate multi-use space.

Outside, the property is fenced with an electric gate and serviced by a 10 GPM water well. A 20’x12’ powered metal garden shed with a concrete floor adds functionality. Built to commercial standards, the home features triple-pane windows, interlocking metal siding and roofing, and Hardie board accents. The quality is so robust, the sellers opted out of hail insurance.

Built in 2017

**Essential Information**

MLS® #	A2243536
Price	\$1,500,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	3,022
Acres	5.02

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	33078 Highway 766
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4H 4A4

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Additional Parking, Aggregate, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Quad or More Attached, RV Access/Parking, RV Garage, Side By Side, Single Garage Attached, Workshop in Garage, Electric Gate, Garage Faces Side, Tandem
# of Garages	10

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wired for Data, Wired for Sound, Solar Tube(s)
Appliances	Central Air Conditioner, Convection Oven, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Freezer, Satellite TV Dish
Heating	Boiler, High Efficiency, In Floor, Forced Air, Natural Gas, Fireplace Insert, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Decorative, Gas, Insert, Living Room, Masonry, Factory Built, Gas Starter, Sealed Combustion

Basement	None
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## Exterior

Exterior Features	Fire Pit, Lighting, Private Yard, Rain Gutters, Storage
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Lot Description	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, Gentle Sloping, Lawn, Low Maintenance Landscape, No Neighbours Behind, Open Lot, Private, Sloped, Views, Steep Slope, Square Shaped Lot
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Roof	Metal
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Construction	Cement Fiber Board, Metal Siding, See Remarks, Silent Floor Joists, Wood Frame
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Foundation	Poured Concrete, Perimeter Wall
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## Additional Information

Date Listed	July 25th, 2025
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Days on Market	1
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Zoning	R-CR
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## Listing Details

Listing Office	CIR Realty
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