



GRASSROOTS
REALTY GROUP

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5241 Township Road 320
Rural Mountain View County, Alberta

MLS # A2248109



\$1,299,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,324 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Carport, Double Garage Detached, Oversized, Quad or More		
Lot Size:	40.03 Acres		
Lot Feat:	Creek/River/Stream/Pond, Irregular Lot, Many Trees, Pasture, Private, See Remarks		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	34-31-5-W5
Exterior:	Stucco	Zoning:	Ag
Foundation:	Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Green Sea Can

Welcome to your private 40 +/- acre rural oasis! A rare and versatile property that truly has it all. This beautifully finished walk-out bungalow offers 5,000+ Sq Ft, 6 bedrooms and 3 bathrooms. Upon entering the foyer, you will immediately notice the T&G CEDAR CEILING with dark accent BEAMS. To your left up a short run of stairs is access to 2 bedrooms plus the primary suite with 3-piece ensuite. Straight ahead is the main 4-piece bathroom, and then up another short run of stairs is your Kitchen and Dining spaces which is then open to a large living room offering an office nook with a picture window to the rec room and a WOOD BURNING FIREPLACE complete with a hearth, stone & wood mantel. Here you can also look west to your MOUNTAIN VIEWS. Through the living room is an additional rec/play space open to the lower level. This home offers a unique layout that has been optimized to suit a large family. Access to the basement is off the upper rec space or from the foyer. Downstairs you will find a 3-piece bathroom as well as a massive recreation/games space, complete with a PELLET STOVE, dry bar, and family room. From here a large STORAGE space connects you to 3 more bedrooms and the laundry room. With more recent UPDATES include vinyl plank flooring on the main floor, updated interior doors, new carpet & trim on the north side of the home, and updated main floor bathroom. This home is perfect for families or those who love to entertain while enjoying their own piece of rural paradise. This is a place where you come home from work and can truly unwind, while being able to support your inner child with plenty of recreational opportunities right here for you and the kiddos! No need to fight for a camping spot with what this parcel has to offer. The outdoors impress with an array of features including the convenience of a

CARPORT right off the house, a large west DECK (partially covered) that wraps to the south side of the home, a 32'x24' HEATED GARAGE/WORKSHOP, multiple sheds, a 24'x32' BARN for the horse lovers with finished LOFT (did someone say poker night)? Plus a 60'x42' HEATED SHOP with its own well, septic system, power, gas and RI for a bathroom! Explore WALKING TRAILS, a MOTOCROSS TRACK, and 2 large spring fed PONDS stocked with rainbow trout. All this plus a dock for swimming in summer and a perfect skating surface in winter for year-round enjoyment! The year round flowing creek that meanders through the land can be heard running in the background and adds to this property's retreat feel. With ~25 ACRES OF FENCED PASTURE, a lush garden, and abundant privacy, this property is a true rural haven just waiting for its next chapter. Enjoy the peace of rural living without feeling isolated — conveniently located just off pavement, only 10 minutes to the community of Sundre & only 30 minutes to the larger center of Olds. GST due diligence required.