



**GRASSROOTS**  
REALTY GROUP

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4-4141 Twp Rd 340  
Rural Mountain View County, Alberta

MLS # A2250717



**\$1,085,000**

Division:	Eagle Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,675 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	2.00 Acres		
Lot Feat:	Cleared, Open Lot, Views		

Heating:	High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	35-33-4-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), See Remarks	Zoning:	R-CR1
Foundation:	ICF Block, Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** construction supplies in basment (subfloor, drywall, bathroom sink (no vanity) and toilet, shower head.

Discover luxury country living in this brand-new 2025 custom home, set on 2 pristine acres with breathtaking west-facing mountain views. Boasting 1,675 sq ft of developed space plus an unfinished basement (some supplies included to complete), this thoughtfully designed home blends high-end finishings with exceptional craftsmanship. Step inside to find 3 bedrooms (2 on the main, 1 downstairs to be completed), 9' ceilings, and a bright, open-concept living area highlighted by engineered hardwood flooring, a cozy gas fireplace, and expansive triple-pane Pella windows. The chef's galley kitchen features quartz countertops, dual-fuel gas stove, commercial-size fridge, full wall of custom cabinetry, and travertine tile accents. Retreat to the luxurious primary suite with a spa-inspired 5-piece ensuite, including a custom tub with a spectacular mountain view, dual shower heads, and floor-to-ceiling tile. Every detail has been considered, from solid wood interior doors and poplar trim to porcelain-tiled entries and fully waterproofed bathroom. Built with efficiency in mind, this home features ICF construction full wall to the trusses, R40 insulated garage, R80 insulated home living space, and fire proof Hardie Board exterior. Enjoy outdoor living year-round on the 1,000 sq ft covered wraparound deck, perfectly positioned to capture panoramic sunsets over the Rockies. Additional highlights include a double attached garage, excellent water well, septic system, and an undeveloped yard awaiting your personal touch. Located in the sought-after Eagle Hill area, you'll love the balance of peaceful rural living with convenient and centrally located with access to all amenities in Sundre or Olds. 10 Year Structural New Home Warranty, list of all upgrades available. GST is applicable.

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