



GRASSROOTS
REALTY GROUP

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11, 4339 Township 304
Rural Mountain View County, Alberta

MLS # A2251430



\$958,800

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,670 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking		
Lot Size:	5.29 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Irregular Lot, Ma		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CR Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Beamed Ceilings, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Vacuum System Attachments, Vacuum System(s), Washer, Window Coverings-All,

Just beyond your back gate, a winding, treed trail opens to the sandy banks of the Little Red Deer River—a Recreation wonder for your family, for peaceful walks, casting a line, or cooling off with the paddle board and a summer swim. This rare River access, the sweeping valley view, is the heart of this private 5-acre retreat. Arriving through the solar-powered gated entrance to ensure your privacy, the tree-lined drive leads to a unique 2003 Walk-Out bungalow with an oversized DB attached garage. Inside, the craftsmanship is unmistakable: Curly Eastern Maple hardwood floors, Figured Silver Maple cabinetry, and Brazilian Cherrywood accents showcase extraordinary custom woodworking. Vaulted ceilings with exposed Douglas Fir beams create an airy feel, while large windows and a wood-burning stove bring in natural light and warmth. The chef's kitchen, complete with flush gas Jenn-Air cooktop, built-in oven, and stainless appliances, flows seamlessly to the dining area and west-facing wrap-around deck—an ideal space for entertaining or relaxing after a day by the river. Also on the main level, a spacious recreation/media room offers flexibility to convert into one or even two bedrooms, if desired. The Walk-out level features the primary suite with a walk-in closet and spa-inspired ensuite, with a soaker tub & separate shower. Additional spaces include an office, canning/craft room, cold storage, and large storage room, which could also become a Bedroom. In-floor heating runs throughout the basement and oversized 30' x 30' garage, (with an additional Office) ensuring year-round comfort. Outdoors, the property blooms with 50 lilac bushes, three garden plots, a greenhouse, and a charming She-Shed for creative escapes. A lean-to provide shaded gathering or storage, while thoughtful additions like a professionally wired generator (capable of

powering the whole home) and a manual hand pump on the water well, add peace of mind. Blending comfort, character, and natural beauty, this one-of-a-kind acreage offers the rare chance to enjoy both riverside living and a finely crafted home and even a Mountain View—an opportunity that must be experienced to be fully appreciated.