



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,

A private 5-acre retreat with a stunning view of the Little Red Deer River valley blends craftsmanship, comfort, and character, this is a must see! A solar-powered Gated entrance and beautifully treed driveway leads to a gorgeous 2003 Walk-Out Bungalow with sweeping valley views. Inside, Custom finishings shine—Curly Eastern Maple hardwood floors, Figured Silver Maple cabinetry, and Brazilian Cherrywood accents highlight the quality throughout. Vaulted ceilings with exposed Douglas Fir beams add openness, while the Wood-burning stove and the big windows add natural light, creating a cozy, inviting living space. The Chef's kitchen features a flush gas Jenn-Air cooktop, built-in Jenn-Air oven, stainless appliances with easy flow to the Dining area and a west-facing wrap-around Deck—perfect for entertaining or relaxing. The main level includes a large recreation room that could be converted into one or two additional bedrooms. The Walkout lower level is home to a spacious Primary suite with Walk-in closet and spa-inspired Ensuite boasting a Soaker tub and separate shower. Three office spaces, a huge rec room, and a cold storage closet provide flexibility for work, hobbies, or family living. In-floor heat runs throughout the basement and the oversized 30x30' garage for year-round comfort. The acreage is equally impressive outdoors: 50 lilac bushes, three garden plots, a greenhouse and a charming She-Shed for creative escapes. A lean-to and large tent offer shaded gathering space & extra storage space. Just out your back gate, a short, beautifully treed trail leads to the sandy banks of the Little Red Deer River—ideal for quiet walks, fishing, or summer swims. Thoughtful features like a professionally wired generator, will power your entire home and a manual hand pump on the well, this property combines peace of mind with natural beauty. If

you’re searching for a private, well-designed home with space to grow, create, and enjoy nature, this one should be at the top of your list.