



**GRASSROOTS**  
REALTY GROUP

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**6029 Township Road 332**  
**Rural Mountain View County, Alberta**

**MLS # A2257709**



**\$2,290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,087 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Drive Through, Driveway, Garage Door Opener, He		
<b>Lot Size:</b>	20.16 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Pasture, See Remarks		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	<b>Water:</b>	Well
<b>Floors:</b>	Tile	<b>Sewer:</b>	Holding Tank, Septic Field, Septic System
<b>Roof:</b>	Rubber, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	12-33-6-W5
<b>Exterior:</b>	Brick, Metal Frame, Mixed, Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	all TV mounts, moveable shop stairs		

Set 300 feet above the Red Deer River valley, this CUSTOM-BUILT ESTATE blends striking design with unmatched durability. Just five minutes from Sundre, it showcases sweeping 100-mile vistas—among the very best MOUNTAIN VIEWS IN MOUNTAIN VIEW COUNTY—while offering the security of fortress-like construction. Situated on 20 ACRES, both the HOME AND SHOP feature FULL BRICK EXTERIORS and a 100-YEAR EUROSIELD RECLAIMED RUBBER ROOF, providing maintenance-free protection that endures extreme weather. TRIPLE-GLAZED LOEWEN WINDOWS with steel exteriors and Douglas fir interiors maximize efficiency, while DUAL FURNACES and DUAL A/C UNITS ensure comfort in every season. Inside, premium finishes define every space. The CHEF’S KITCHEN boasts SOLID CUSTOM CABINETRY, LEATHERED GRANITE COUNTERTOPS, TWO PANTRIES, a BUTCHER BLOCK ISLAND, SUB-ZERO 48” FRIDGE, and LA CORNUE 5-BURNER STOVE WITH DOUBLE OVEN. FLOOR-TO-CEILING WINDOWS and ACCORDION DOORS WITH PHANTOM SCREENS open to a LARGE WEST-FACING DECK, framing endless views. Throughout, 10-FOOT CEILINGS, 8-FOOT DOUGLAS FIR DOORS, and GRANITE FINISHES elevate the home’s timeless quality. The MASTER RETREAT features a PRIVATE DECK, WALK-IN CLOSET, and a SPA-INSPIRED ENSUITE with FIREPLACE, AIR-JET TUB, and WALK-IN SHOWER. A SECOND BEDROOM, OFFICE, BATHROOM, and LAUNDRY ROOM carry the same meticulous standard. The WALK-OUT BASEMENT impresses with 9-FOOT CEILINGS, IN-FLOOR HEATING, and ACCORDION DOORS opening to a STAMPED CONCRETE PATIO. The ATTACHED 27X27 GARAGE, level with the main floor,

enhances convenience and accessibility. Outdoors, STONE RETAINING WALLS, FULLY RAIL FENCED, and a FULLY FENCED PERIMETER underline strength and security. The 30X60 HEATED SHOP includes IN-FLOOR HEAT, a BATHROOM WITH WALK-IN SHOWER, OFFICE, LAUNDRY, MECHANICAL ROOM, and UPPER STORAGE—a fully equipped space for work or hobbies. Additional features include a CATTLE WATERER, WATER HYDRANTS, SOLAR-POWERED GATE, and 17 ACRES OF PASTURE. The property offers YEAR-ROUND RECREATION: hiking, fishing, horseback riding, and whitewater rafting on the Red Deer River. With enduring infrastructure and timeless design, it delivers privacy, resilience, and exclusivity—yet remains only minutes from Sundre’s HOSPITAL, SHOPPING, AND AMENITIES.