



**GRASSROOTS**  
REALTY GROUP

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10, 32376 Highway 760  
Rural Mountain View County, Alberta

MLS # A2271485



**\$850,000**

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,175 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, None, Off Street, Outside		
Lot Size:	6.77 Acres		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Lawn, Private, Treed, Views, Waterfr		

**Heating:** In Floor, Forced Air, Hot Water, Natural Gas

**Water:** Well

**Floors:** Carpet, Slate, Tile, Wood

**Sewer:** Open Discharge, Septic Tank

**Roof:** Metal

**Condo Fee:** -

**Basement:** Partial

**LLD:** 21-32-5-W5

**Exterior:** Stone, Stucco, Wood Siding

**Zoning:** 1

**Foundation:** Poured Concrete, Slab

**Utilities:** -

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** studio fridge, wood bbq, deck bench

Calling all nature lovers, people who love to fish, kayak, canoe, families who love to explore and even musicians! Just a 5-minute drive south of Sundre or a 60-minute commute from Stoney Trail, this property is more than a home, it's a lifestyle. There are endless possibilities including homesteading, embracing a peaceful retirement, and creating music in the beautiful studio with phenomenal acoustics! Boasting 6.77 acres to explore you can hike down from the house to the Red Deer river and enjoy the serenity it has to offer. To the North of the property is crown land that you can also go for walks through and to the West of the House you can enjoy mountain views. The house itself is a well-kept renovated bungalow with beautiful rustic hardwood floors throughout. From the cozy dining nook, to the wood burning stove, to the wood finishes, to the 3 bedrooms and 2 full bathrooms- this is a home with great charm and ready for new memories to be made in. We would be amiss to not boast about the beautiful spacious addition that was built by Heritage Timber Frames&nbsp;with extra care as a studio to showcase the owner&rsquo;s concert grande piano. This addition was built with extra care, from the triple pane glass Loewen&nbsp;windows, weeping tile (added both to the addition and original cabin), Decra shingle panel metal roof (with a 50 year warranty), and soaring wood beams, there are endless possibilities one can do with this space. The intentionality doesn&rsquo;t stop there with the exterior showcasing decorative rocks that were lovingly picked from the Red Deer river. There are a few additional buildings on the property including a separate heated studio that could be a fabulous man cave or teen hang out spot, 2 garden sheds and a barn with water to it. There are also additional power and well services that the previous owners created with

thoughts of building an additional residence. This is a property you don't want to miss!