



**7, 32545 Range Road 52
Rural Mountain View County, Alberta**

MLS # A2281129



\$795,000

Division:	NONE	
Type:	Residential/House	
Style:	Acreage with Residence, Bungalow	
Size:	1,813 sq.ft.	Age: 2002 (24 yrs old)
Beds:	2	Baths: 2 full / 1 half
Garage:	Double Garage Attached, Single Garage Detached	
Lot Size:	1.63 Acres	
Lot Feat:	Back Yard, Front Yard, Garden, Rectangular Lot, Treed	

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	35-32-5-W5
Exterior:	Brick, Stucco	Zoning:	12
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		
Inclusions:	Ride on lawnmower and snow blade, BBQ, Bedroom sets and dining room table and chairs are negotiable		

Tucked onto 1.63 acres, just minutes from SUNDRE, this spacious bungalow offers 1,813 ft² of living space. Inside the home is hardwood flooring throughout, two primary suites, each with its own ensuite, a built-in office, walk-in pantry and a walk-in temperature-controlled wine room. A dedicated laundry room and additional storage makes this home easy to live in, with the space you need for everyday life. Spend your summer days enjoying your oversized deck, overlooking your private forest. There is an attached double heated garage, plus a detached single garage—ideal for a workshop or shop space. Sundre is only one hour from NW Calgary or Red Deer and offers a small town vibe that can't be beat.