



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

MLS # A2281129



\$770,000

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

This beautifully finished 1,813 sq ft bungalow sits on 1.63 treed acres just minutes from Sundre and one hour from NW Calgary or Red Deer. Mature landscaping and a manageable lot size mean you get the peace and quiet of acreage living with minimal upkeep. Inside, hardwood floors, vaulted ceilings, and high-end finishes set the tone. The thoughtful floor plan features two primary bedrooms, each with its own ensuite — ideal for guests, multi-generational living, or simply having a retreat for everyone. The spacious built-in office can easily be converted into a third bedroom, making this a flexible 3-bedroom home to suit your needs. The kitchen is built for those who love to cook — a gas range, breakfast bar, and walk-in pantry make meal prep a pleasure. A dedicated laundry room keeps everyday life organized. Two fireplaces and a walk-in temperature-controlled wine room add a touch of luxury that's hard to find at this price point. Outside, an oversized deck overlooks your treed yard — the perfect spot for morning coffee or evening entertaining. The attached double heated garage and detached single garage offer plenty of room for vehicles, a workshop, or recreational toys. Sundre offers golf, fishing, schools, a pool, and a welcoming small-town atmosphere. This is the one you've been waiting for.