



**GRASSROOTS**  
REALTY GROUP

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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 ft<sup>2</sup> 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.