



33213 Range Road 52
Rural Mountain View County, Alberta

MLS # A2294401



\$859,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,655 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	2.74 Acres		
Lot Feat:	Back Lane, Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shr		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	14-33-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR 1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, Pantry, Primary Downstairs, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to country living at its finest...this 2006 BEAUTIFUL home sits on an AMAZING 2.74 acres on River Road just minutes from the town of Sundre. The home owners show pride of ownership over every square inch of it from the beautifully manicured flower gardens, incredible veggie garden and abundance of fruit trees to the pond, you will be impressed. There is also a root cellar to store all those veggies and fruit for the winter. Privacy is paramount in this property with a long winding treed driveway into the back where you will find this stunning home with a wrap around covered deck, the double detached garage and YES you even get a SHOP. With alley access off the back to the shop there is plenty of room for all your toys. The pictures and video best showcase the home and note the amazing cook stove in the sitting room just off the kitchen. With the master suite on the main floor and 3 bedrooms upstairs there is room for the entire family. With not 1 but two, 2 pc bathrooms as well as a 4 piece ensuite and a 4 pc upstairs, there will never be any waiting. With a family room upstairs that looks out the upper windows to the east and down into the sitting room you won't need lights on during the day. This home is equipped to be self sustainable complete with an eleven kilowatt Generac generator and solar panels. Included in this package is the gazebo for your evening bonfire as well as a new greenhouse. This property is across the road from the Red Deer River reserve so if you're into hiking or quadding this is definitely an added bonus. This property is a must see so book your showing today before its gone.