



108 4354 27 Highway W
Rural Mountain View County, Alberta

MLS # A2297681



\$540,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,020 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1
Garage:	RV Access/Parking, Unassigned		
Lot Size:	1.01 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Irregular Lot, Lawn, Low Maintenance Lar		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: window coverings, office furniture and office chair

WELCOME to a peaceful country living just 5 miles east of Sundre in beautiful Mountain View County. Nestled in 1.1 acres in the quiet community of Westward Ho, this 1925 sf bilevel with 1100 sf developed basement offers space, comfort, and the charm of country life. Step inside to a bright, open concept main floor designed for everyday living and entertaining. The spacious kitchen is truly a chef's dream, featuring warm oak cabinetry, a large island with gas stove, and plenty of work space for preparing meals and staying connected with family and guests. The 3 sided gas fireplace separates the dining room and the living room, adding warmth and ambiance to the space. The home also show cases original hardwood flooring and adds that timeless character. The main level includes 2 bedrooms, 4 pc bath, hot tub room, main floor laundry and the dedicated office that could easily serve as a 3rd bedroom if desired. Downstairs you will find approximately 1100sf of developed basement space with a 2 pc bath. Perfect games room, man cave or develop a couple more bedrooms. The other part of the basement is gravel flooring, utility and storage space. Out door living is where the property shines. Summers are meant to be enjoyed on the large wrap deck with metal railing, the perfect place to catch the morning and afternoon sun and enjoy the peaceful surrounds. There are 2 gas hook ups on the deck, one for the fire pit and BBQ. The private yet open yard offers the best of both worlds, secluded enough to relax in nature while still allowing plenty of sunshine. Gardeners will love the rich garden space, green house with beautiful stone patio, and established perennial flower bed. If you are searching for a property that offers space, privacy, and the simple pleasure of country living, this is truly one of those places. The Little Red Store, (part of the subdivision) has Gas,

and Liquor has all the essentials.