



24, 32375 Range Road 62  
Rural Mountain View County, Alberta

MLS # A2301457



**\$879,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage A		
<b>Lot Size:</b>	2.94 Acres		
<b>Lot Feat:</b>	Landscaped, Many Trees, See Remarks, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	23-32-6-W5
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Blinds

Private 2.94-acre treed acreage with direct access to the Red Deer River just steps from the edge of the property, all located minutes from Sundre. This well-maintained bungalow offers 5 bedrooms (3 up, 2 down) and 3 bathrooms, providing the perfect setup for families or those seeking space and privacy. The main floor features a bright, open layout with a spacious kitchen, vaulted ceilings, and a large primary suite complete with walk-in closet and ensuite. The fully finished basement includes a cozy wood-burning stove, large rec area, additional bedrooms, and a spacious craft/hobby room &mdash; ideal for projects, a home business, or extra workspace. A convenient wood chute from the garage to the basement makes heating efficient and hassle-free. Outside, the property is set up for true country living with a fully paved driveway, heated attached garage, and a detached heated garage complete with cabinets and shelving, offering excellent storage and workspace. An oversized shed, second driveway, and ample room for vehicles, toys, or equipment add even more functionality. A second driveway leads to a private rear camping and firepit area, perfect for entertaining, relaxing, or enjoying the outdoors. Additional features include a covered deck, RV parking space, and mature trees providing exceptional privacy. This acreage offers the perfect blend of peaceful rural living and convenient access to nearby amenities