



**GRASSROOTS**  
REALTY GROUP

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**6029 Twp Road 332**  
**Rural Mountain View County, Alberta**

**MLS # A2185898**



**\$2,390,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,344 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	20.16 Acres		
<b>Lot Feat:</b>	See Remarks		

**Heating:** In Floor, Fireplace(s), Forced Air

**Water:** See Remarks, Well

**Floors:** Tile

**Sewer:** Septic Tank

**Roof:** Rubber, See Remarks

**Condo Fee:** -

**Basement:** Full, Partially Finished

**LLD:** 12-33-6-W5

**Exterior:** Brick

**Zoning:** Ag

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wood Counters

**Inclusions:** all TV mounts, moveable shop stairs

A RARE OPPURTUNITY TO OWN A SPECTACULAR LANDMARK HOME! Perched 300 feet above the Red Deer River valley, this custom home offers 100-mile views and is just 5 minutes from Sundre. Set on 20 acres, nestled into mature trees overlooking the valley, this home is a masterpiece of design and craftsmanship. It boasts premium upgrades such as a 100-year Euroshield reclaimed RUBBER ROOF, FULL BRICK exteriors on the house and shop make it a no maintenance building envelope impermeable to hail damage. 2 A/C units, 2 furnaces in the house, and TRIPLE-GLAZED Loewen windows with steel exteriors and Douglas fir interiors ensure durability and energy efficiency. Inside, the chef's kitchen is a standout with custom soft-close cabinetry, leathered granite countertops, a butcher block island, TWO PANTRIES, and top-of-the-line appliances, including a Sub-Zero "glass-door fridge and a La Cornue 5-burner gas stove with a double oven. The open-concept layout connects the kitchen to the dining and living areas, where FLOOR TO CEILING WINDOWS AND DOORS flood the rooms with natural light and offer breathtaking views. The main floor features 8-foot Douglas fir doors and 10-FOOT CEILINGS. The master suite is a retreat with a private deck, custom walk-in closet, and a spa-inspired ensuite with granite finishes. A Valor fireplace, air-jet tub, and walk-in shower provide luxurious relaxation. A second bedroom with glass walls, a large office with a closet, a 4-piece bath with body jets, and a laundry room complete the main floor. The WALK-OUT basement, ready for your ideas with endless possibilities features in-floor heating, 9-foot ceilings, and accordion doors that lead to a stamped concrete patio. It's perfect for entertaining or enjoying tranquil sunsets. The attached 27x27 garage is on grade with main floor for

accessibility. Outdoor living is exceptional with expansive South West-facing decks, stone retaining walls, and a fully fenced property. The 30x60 in-floor heated, FULLY FINISHED SHOP includes an office, bathroom with a walk-in shower, mechanical (hot water on demand) and laundry room, and a 16x30 upper storage area. The property also features a cattle waterer, 2 water hydrants, solar-powered gate, and approximately 17 acres of pasture with custom rail fencing. The location offers endless recreational opportunities, situated high above Bearberry Creek and 4 miles from the Red Deer River. It's ideal for hiking, fishing, horseback riding, and winter sports. The stamped concrete patio and decks overlooking the mountains are perfect for entertaining or relaxing while enjoying breathtaking sunsets. Located just 5 minutes from Sundre, this property with no neighbors nearby combines rural tranquility with easy access to amenities such as Tim Hortons, restaurants, shopping, and the Sundre Hospital. From the driveway prepped for paving to the meticulously designed indoor and outdoor features, this home is a true showcase of elegance, function, and durability.