



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5460 Township Road 301**  
**Rural Mountain View County, Alberta**

**MLS # A2196509**



**\$2,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated		
<b>Lot Size:</b>	74.96 Acres		
<b>Lot Feat:</b>	Corners Marked, Gentle Sloping, Low Maintenance Landscape, Meadow, Natural		

**Heating:**

Central, Natural Gas

**Water:**

Well

**Floors:**

Carpet, Hardwood, Slate

**Sewer:**

Septic Field, Septic Tank

**Roof:**

Asphalt Shingle

**Condo Fee:**

-

**Basement:**

Finished, Full, Walk-Out To Grade

**LLD:**

8-30-5-W5

**Exterior:**

Cement Fiber Board, Stone

**Zoning:**

2 AG

**Foundation:**

Poured Concrete

**Utilities:**

Electricity Connected, Natural Gas Connected, Satellite

**Features:**

Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows

**Inclusions:**

N/A

Privacy & tranquillity awaits&hellip;Nestled at the end of your private drive you&rsquo;ll find this impeccable Custom built Home by Woodcraft Homes w/ 4 car garage, situated on 74.96 acres,home exterior features rustic stone detailing & durable Hardy Board Siding, large rock support walls add to the curb appeal, meticulously kept property, secluded, beautifully situated on higher ground, creating open views to the east, gorgeous evergreens, mixed forests & partially open versatile landscape. This timeless walkout bungalow fully developed 3734 sqft, 4 Bdrm & Den is a dream. Enter home from covered wrap around deck into country elegance in every direction, luxurious, comfortable, warm living spaces, hand crafted wood railings, gorgeous timbers enhance the vaulted ceilings, gleaming engineered hardwood & slate flooring, custom wood crank windows allowing your outdoors to be enjoyed from all spaces. Modern, well designed kitchen truly a chefs dream,oversized island & abundance of counter space, Stainless Steel appliances, Gas stove ample custom wood cabinetry & detailing, open to your cozy livingroom creating ideal entertaining space enhanced with centrally located feature stone faced woodburning f/p to complete the ambiance and keep it cozy and warm. Main floor continues with Den/office, custom built in cabinetry, 2 pc bath & Large Master w/ 5pc luxurious ensuite; double steam shower, soaker tub, double sinks & oversized walkin closet, Mudroom shared w/ Laundry area offers custom built in cabinetry leading to impressive attached 4 car heated garage, built in shelving & workspace. The luxury continues, bright walkout basement hosts 3 good sized bedrooms, infloor heating, charming & cozy familyroom, highlighted with another stone faced woodburning F/P, impressive custom wood lounge bar includes dishwasher & bar fridge,

easily seats 6, spacious games area leading out to covered aggregate patio which continues under all covered deck areas. Heated & insulated 60x34 Shop (2055sqft) w/ 12ft doors, 14 ft ceilings, property fenced on 3 sides, and gravel packed RV pad next to shop. Quick access to main Hwy 22, hour from Calgary. School bus pick up, all amenities near by in Sundre, Cremona & Water Valley only minutes away. Live the lifestyle you love, you will not be disappointed with this incredible property.