



GRASSROOTS
REALTY GROUP

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8, 32479 Range Road 61
Rural Mountain View County, Alberta

MLS # A2198509



\$1,289,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,027 sq.ft.	Age:	2004 (21 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Detached, Driveway, Parking Pad, RV Accomodation		
Lot Size:	7.54 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscaping		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Private, Well
Floors:	Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-32-6-W5
Exterior:	Cement Fiber Board, Concrete, Wood Frame	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Crown Molding, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This RARE and coveted LARGER parcel in Mountain View County offers a magnificent ESTATE PROPERTY located west of Sundre, providing unparalleled PRIVACY and PICTUREQUE views. The ESTATE features walking and quadding TRAILS that wind through the WOODED landscape, inviting EXPLORATION of the natural beauty surrounding you. The Red Deer River, just 1.5 kilometres away, with opportunities for FISHING, KAYAKING, and PICNICING along its serene shores. Equestrians will appreciate the BRIDLED PATHS that meander through the area, ensuring easy ACCESS to the water and a closer connection with NATURE. A chip-sealed driveway CURVES through the forest, leading to a WELCOMING front porch. This CHARMING entrance sets the tone for the REFINED INTERIOR of a home that is a masterpiece of DESIGN, STYLE, and COMFORT, seamlessly blending MODERN sophistication with cozy WARMTH. The CUSTOM-BUILT home is meticulously crafted for FAMILY LIVING. Upon stepping into the foyer, you are DRAWN to an expansive GREAT ROOM with an OPEN-CONCEPT design that integrates the kitchen, dining, and living areas. Soaring VAULTED ceilings enhance the sense of space while FLOOR-TO-CEILING windows flood the room with NATURAL LIGHT and stunning views of the surrounding landscape. A luxurious STACKED-STONE wood-burning FIREPLACE adds warmth and ELEGANCE, creating the perfect spot for cozy evenings. The GOURMET kitchen is a chef's dream, featuring top-of-the-line appliances, ample counter space, and an ISLAND with a breakfast bar. The BUTLER'S pantry offers additional storage and prep space, ensuring everything is within easy reach for quick daily meals or ENTERTAINING guests. Each of the GENEROUSLY sized bedrooms offers COMFORT and privacy. The primary suite

encompasses the ENTIRE LOFT area, providing a PRIVATE HAVEN complete with a spa-like ensuite bathroom and a large walk-in closet. The remaining bathrooms feature CONTEMPORARY fixtures and finishes that REFLECT the home's overall style. The WHOLE FAMILY will enjoy the modern recreation room, an ideal space for gathering around the cozy GAS FIREPLACE. This inviting area is perfect for grabbing a snack from the convenient DRY BAR and settling in for a delightful game or movie night. A spacious bedroom and a versatile den offer ample space for everyone's needs, while a BONUS/FLEX ROOM can be used as a dedicated workout area, play area, or hobby space, ensuring that every aspect of FAMILY living is CATERED to in this wonderful property. The estate is close to ALL the WEST COUNTRY has to offer!!