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33035 Range Road 60
 Rural Mountain View County, Alberta

MLS # A2116248



\$499,999

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Mobile Home		
Size:	1,182 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Driveway, Gravel Driveway, Outside, RV Access/Parking		
Lot Size:	4.42 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-33-5-W5
Exterior:	Vinyl Siding	Zoning:	11 - CR
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Storage, Vinyl Windows		

Inclusions: n/a

Now is your chance to own this stunning 4.42-acre property near Sundre at an incredible new price! Nestled in the breathtaking West Country landscape, this serene retreat offers mountain views, privacy, and endless possibilities—all just three minutes from downtown Sundre. **Property Highlights:** ?? **Modern 3-Bedroom Home:** A beautifully designed 1,182 sq. ft. manufactured home, built in 2020 and first occupied in 2022, offering energy efficiency, comfort, and style. ?? **Versatile Heated Cabin (400 sq. ft.):** Originally designed for sound recording, this well-insulated space with ample power and storage is perfect for an artist's studio, writer's retreat, guest cabin, or hobby space. ?? **Five Fully Serviced RV Sites:** Ideal for hosting family and friends, each site features 30 AMP power and water hookups for seamless getaways. ?? **Thoughtful Upgrades:** A septic pump upgrade, yard lighting, and easy-to-maintain features enhance convenience and peace of mind. ?? **Exceptional Accessibility:** Paved roads lead right to the property, which includes two access points and a roundabout driveway for effortless maneuvering. ?? **Breathtaking Outdoor Living:** Relax on the west-facing deck with panoramic mountain views, gather around the firepit under a starry sky, and soak in spectacular sunsets. Located just minutes from Sundre's local shops, events, and outdoor recreation, this property blends tranquil rural living with town conveniences. Whether you're looking for a private retreat, a place to entertain, or space to expand with a shop or second dwelling, this a unique opportunity! ?? Don't miss out—schedule your viewing today!