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12, 33052 Range Road 52  
Rural Mountain View County, Alberta

MLS # A2141703



**\$793,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Parking Pad		
<b>Lot Size:</b>	6.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Fruit T		

<b>Heating:</b>	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	3-33-5-W5
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CR
<b>Foundation:</b>	Perimeter Wall, ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Upright freezer.		

IMAGINE a \*\* Private SETTING \*\* where you can ESCAPE the hustle and bustle of everyday life. This property OFFERS a unique opportunity to embrace NATURE, east of Sundre. It is a RARE balance of MODERN amenities set within a 6-acre envelope of UNSPOILED natural beauty. The property features an IMPRESSIVE 40x40 metal-clad shop built upon ICF concrete footings. It has two 14x40 additions, creating a total area of 2,720 square feet !! It offers plentiful DRY STORAGE space and accommodates HEAVEY equipment through the two 14-foot-tall center overhead doors. The custom, sprawling RANCH-STYLE bungalow, is DESIGNED for executive ONE-LEVEL living !! A Magnificent GREATROOM is the HEART of the home. A grand bank of FLOOR-TO-VAULTED ceiling windows FILL the space with morning SUNLIGHT. The rustic real WOOD-BURNING fireplace adds charm and balance, creating a COZY atmosphere. Warm, soothing flames will MESMERIZE you while you curl on the couch. The kitchen pops with the SLEEK black cabinetry that complements the luxurious WHITE QUARTZ countertops. There is a ton of STORAGE in the upper and lower cabinets plus the HUGE central ISLAND adds even more !! High-end stainless-steel appliances include a double oven gas stove. The open concept SEAMLESSLY connects to the dining area, creating EFFORTLESS entertaining. Your heirloom pieces will look stunning! The master bedroom offers a private RETREAT with access to the west side covered deck-- add a hot tub and ENJOY summer's magnificent sunsets. The spa-like ensuite provides a tranquil place to rejuvenate. The family room is a perfect FLEX space - office, workout area, reading nook or gaming center- with large WINDOWS and a traditional FREE-STANDING natural gas stove. This area also includes a

3-piece bathroom and two additional SPACIOUS bedrooms. Step through the garden doors to EXPERIENCE the robust 3-sided, POST & BEAM covered deck, HARMONIOUSLY integrating indoor and outdoor living spaces. Imagine 6 EXCLUSIVE acres of NATURAL BEAUTY, close to ALL recreation that the west country offers for you to enjoy, with a substantial SHOP for storing all your TOYS, a charming rustic CABIN for memorable sleepovers, and a captivating house to call HOME. Enjoy the perfect blend of PRIVACY and CONVENIENCE with a WOODLOT with the POTENTIAL for future tree sales or replanting.