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23 RANGE ROAD 62  
Rural Mountain View County, Alberta

MLS # A2153477



**\$1,085,000**

<b>Division:</b>	Rural Mountain View County		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	3,632 sq.ft.	<b>Age:</b>	1995 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	4.13 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behin		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Tile	<b>Sewer:</b>	Septic System, Septic Tank
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	23-32-6-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** ELECTRIC STOVE AND REFRIGERATOR ABOVE DOUBLE GARAGE

WOW, prestige class beyond compare, this estate property is one of the classiest parcels in the Sundre area and boasts so many wonderful and unique features, you must spend time to absorb all that is offered here. The Custom Built Designer home has elite class everything, gleaming granite, imported tile, dual sided imported travertine stone fireplace, 2 built in ovens, gas stove, 6piece ensuite, jetted tub, large office, and a large craft room all adding to the uniqueness of this wonderful home. The kitchen is truly a chef's dream with granite countertops, 3 sinks and a table that matches the countertops. The abundance of cabinetry is custom built and there is a wet bar with fridge as well. Three large bedrooms on the second floor boast a loft that overlooks the gorgeous living area. The heated attached garage is nicely finished and is accompanied by a detached double garage with a guest suite above. Take a stroll through the natural heavily treed lot, enter the crown green area and approach the river for your private enjoyment. On your way back, relax on the huge inlaid stone patio that contains lighting and a path through a gazebo to the firepit. You have earned the right to enjoy the class, uniqueness and prestige of this wonderful property.