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15, 5209 Township Road 325 A  
Rural Mountain View County, Alberta

MLS # A2175657



**\$649,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,532 sq.ft.	<b>Age:</b>	1987 (37 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	5.36 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Gentle Sloping, Many Trees, Native Plants, Pa		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Hot Water	<b>Water:</b>	Private, Well
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	Open Discharge, Septic System
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-32-5-W5
<b>Exterior:</b>	Metal Siding , Wood Siding	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vinyl Windows		
<b>Inclusions:</b>	Tarp garage		

Experience the BEAUTY of 5.36 acres of land, NESTLED among TOWERING trees. This amazing property is conveniently located near Sundre and features a PAVED road leading right to your door. The winding, paved DRIVEWAY takes you through the forest to a SECLUDED clearing where the home is situated. This TRANQUIL and PRIVATE acreage provides a HAVEN for wildlife and is inviting to all. The custom Quonset home radiates CHARM and a WELCOMING atmosphere, reflecting the serenity of the great outdoors. Quonset-style homes are the precursor to the now-popular Barn dominium. These homes feature LARGE OPEN spaces, SOARING CEILINGS, and IMPRESSIVE FEATURE walls, offering endless opportunities for creative interior design. The over-sized attached DOUBLEgarage measures 38x29 and can easily accommodate 2 full-sized vehicles. It provides ample STORAGE space on one side, PLUS a FULL-LENGTH workbench and shop space on the other. A true Man Cave!! As you step inside, the welcoming foyer beckons you to EXPLORE the charms on offer. Your attention is drawn to the FULL-HEIGHT walls of the living room, where HUGE windows provide glimpses of the trees and the grounds. The upgraded garden doors allow EASY mingling of indoor to outdoors making entertaining seamless. The kitchen is exceptionally bright and takes FUNCTION to another LEVEL !! There is a TON of cabinetry and storage, a MILE of double countertops and a HUGE central island with a fabulous gas cooktop. TOTAL paradise for a baker and room for a second cook! Just IMAGINE how easy it will be to host CHRISTMAS. The OPEN DESIGN promotes an EFFORTLESS flow for entertaining or to simply stay ENGAGED with the family. On the main floor, there is a large and COMFORTABLE guest bedroom;

illuminated by 2 SOUTH-FACING windows that make the space cheerful and inviting. Adjacent is a sizeable FLEX ROOM that can serve as a bedroom /office/den/ workout room or whatever your needs require. The main floor laundry has EXTRA storage and hanging space, while a 4-piece bathroom has a newer vanity and BUILT-IN shelves for necessities. Upstairs is an open LOFT area that overlooks the living room. This versatile space is perfect for crafters as it is bright and open or can serve as a private TV sitting room. &ldquo;The Loft&rdquo; can be transformed into an ADDITIONAL bedroom with a bit of creativity. The primary bedroom and ensuite serve as a PRIVATE sanctuary. Beautiful FRENCH doors open into the room, while a set of garden doors provide access to the JULIET balcony-imagine STARGAZING from this lovely spot !! Spanning 860 square feet, this GRAND bedroom is filled with NATURAL light and features soaring ceilings. It is PURE romance. The space includes a walk-in closet, and the ensuite boasts a stunning black DOUBLE VANITY with a full-width mirror, along with a luxurious walk-in JACUZZI tub. This is a wonderful ONE-of-a-KIND property that is PRIVATE and filled with trees, in the WEST COUNTRY. Leave the stress behind, here you can - RELAX - BREATHE DEEP - YOU are HOME!