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32437 Range Road 60
Rural Mountain View County, Alberta

MLS # A2188564



\$942,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,051 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Asphalt, Driveway, Parking Pad, RV Access/Parking, Trip		
Lot Size:	4.99 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Vinyl Plank, Wood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	30-32-5-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	11 (R-CR)
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	See attached supplement		

Welcome to this exceptional 4.99-acre property located just 7 minutes (6.5 km) from Sundre in beautiful Mountain View County. This meticulously maintained acreage offers the perfect blend of privacy, functionality, and breathtaking west-facing mountain views. The stunning 2,050 sq. ft. bungalow, built in 2007, is designed to take full advantage of the spectacular surroundings with large west-facing windows that fill the home with natural light. The spacious family room, vaulted ceilings, and thoughtful layout create a warm and inviting atmosphere for both relaxation and entertaining. For those seeking ample storage and workspace, the property boasts an impressive selection of outbuildings for your projects and equipment storage that includes: Parking Garage: 40' x 28' (1,120 sq. ft.) with in-floor heat Shop: 16' x 28' (448 sq. ft.) Woodshop: 16' x 40' (640 sq. ft.) Greenhouse & Storage combo: 24' x 40' (960 sq. ft.) Greenhouse: 9' x 12' (108 sq. ft.) Storage with concrete floor: 16' x 12' (192 sq. ft.) Hip roof shed: 8' x 10' (80 sq. ft.) Gun safe room: 15' x 13' (195 sq. ft.) Covered Deck: 32' x 12' (384 sq. ft.) A dream come true for the avid gardener, this property features two expansive greenhouses and raised garden boxes, offering the perfect setup for year-round homegrown produce. Whether you're cultivating fresh vegetables, herbs, or flowers, these thoughtfully designed spaces provide ample opportunity to embrace a sustainable, farm-to-table lifestyle. Enjoy outdoor living at its finest with a charming firepit area, perfect for evening gatherings under the stars. The property is fully fenced and cross-fenced, making it ideal for pets or equestrian pursuits. Additionally, it offers easy access with a paved driveway leading right to the door and shop. Efficient,

versatile and ready for your creativity. Nature lovers will appreciate being less than 1 km from the incredible Red Deer River trails, providing endless opportunities for hiking, fishing, and exploring. The west side of the property borders pristine farmland, ensuring unobstructed mountain views, while the treed grazing land to the north offers a serene, private setting. With numerous recent upgrades, this acreage is move-in ready and waiting for you. Whether you're looking for a family retreat, a hobby farm, or a versatile property with ample space, this acreage has it all & more. Don't miss your opportunity to own this spectacular piece of paradise in Mountain View County. Schedule your viewing today!