



780-380-6207
 meghan@meghanrobinson.net

32101 Range Road 52
Rural Mountain View County, Alberta

MLS # A2197607



\$1,169,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,411 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | 220 Volt Wiring, Additional Parking, Double Garage Attached, Driveway, Gara | | |
| Lot Size: | 6.42 Acres | | |
| Lot Feat: | Backs on to Park/Green Space, Garden, Lawn, Level, Low Maintenance Land | | |

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|--------------------|--|-------------------|---------------------------|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Laminate | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Walk-Out To Grade | LLD: | 11-32-5-W5 |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | CR1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Stunning 6.42-Acre Property with Mountain Views in Bergen, Alberta – A Nature Lover's Paradise Nestled just one hour from Calgary, near the charming town of Sundre, this 6.42-acre property in Bergen, Alberta, offers a perfect blend of privacy, natural beauty, and modern comfort. Surrounded by mature trees and breathtaking mountain views, this stunning location is an ideal retreat for those seeking tranquility and space. The spacious walkout home features 3 bedrooms (with the potential for a 4th bedroom, as the office can easily be converted), 3.5 bathrooms, and a layout designed to capture the stunning west-facing views. The main level includes a master suite with an ensuite bathroom, main-level laundry for convenience, and bright living spaces that bring the outdoors in. Beautiful decks provide the perfect space for entertaining and enjoying the picturesque surroundings. The kitchen is large, functional, and features a walk-in pantry and spacious island. A grand entrance leads to a mudroom with a two-piece bathroom directly off the attached double garage, which offers plenty of storage and parking space. Downstairs, you'll find a family room, office, gym or storage room, two large bedrooms, and two additional bathrooms. The property is wired for a backup generator, and a new well drilled in 2024 produces 20 gallons per minute, ensuring ample water supply. For added charm, a fully furnished two-bedroom, three-season cottage provides a wonderful space for guests, hobbies, storage, or an office (permitted for storage). The shop is 80x30 and has workshop space already set up, a two piece bathroom and storage areas, outside you will also find two parking spots for RV's with power and water setup. Enjoy peaceful evenings at the gazebo and firepit, and take in the natural surroundings, birds, wildlife and peace. For those with green

fingers, a thriving vegetable garden completes this idyllic country escape, The land is the perfect size to create a small hobby farm or homestead or to have a horse or two. Book a showing today, Properties like this are rare.