



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4516 Township Road 301 A
Rural Mountain View County, Alberta

MLS # A2214686



\$1,725,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,571 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	33.22 Acres		
Lot Feat:	Private, Treed, Waterfront		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	7-30-4-W5
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry		

Inclusions:	N/A
--------------------	-----

A Private Riverfront Retreat, Where Nature Meets Luxury! Hidden in the Tree's Above the Little Red Deer River this Exceptional Property Offers Over 30 Acres - Enabling an Extraordinary Lifestyle Rooted in Peace, Privacy, and the Beauty of Nature. Built in 2011, the Executive-Style Two-Storey Home Sits Gracefully on Pavement and Captures the Perfect Balance Between Rustic Charm and Modern Comfort. From the Moment You Arrive, You'll Sense That This Isn't Just a Property - It's a Way of Life. With Land on Both Sides of the River, You're Truly Immersed in Your Own Slice of Paradise. Whether You're Sipping Your Morning Coffee While Listening to the Flowing River or Hosting a Weekend Gathering by the Campfire, Every Corner of this Estate is Designed to Bring Joy, Relaxation, and Connection. The Private Campground - Complete With Multiple RV Hookups - Makes This an Entertainer's Dream for Family & Friends. With Riverfront Access, Enjoy Fishing, Canoeing, or Simply Unwinding on Your Own Beach. The Fenced Pasture Offers Room for a Couple of Horses, Chickens, or Other Hobby Farm Dreams. Inside the Home, No Detail was Overlooked. Enjoy 9 ft Ceilings on Both the Main and Lower Levels, Solid Maple Cabinetry, Quartz Countertops, a Large Quartz-topped Island, Stainless Steel Appliances and Oversized Pantry. The Main Floor Features an Expansive Primary Suite With a Spa-Inspired 5-piece Ensuite with Double Vanities, a Steam Shower, and a Soaker Tub - a True Retreat at the End of the Day. Upstairs, Two Generously Sized Bedrooms Offer Comfort and Space for Family or Guests. With Open-Concept Living, Stunning Natural Views from Every Window, and an Abundance of Space to Explore, This Property Redefines What it Means to Live Well. This is More

Than a Home. It's Your Dream Lifestyle!