



**GRASSROOTS**  
REALTY GROUP

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**10, 6138 Highway 584**  
**Rural Mountain View County, Alberta**

**MLS # A2242296**



**\$624,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1940 (85 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	1.00 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, No Neighbours Behind, Rect		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	2-33-6-W5
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	A - Agricultural District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Fridge, Stove, Hood Fan, Washer, Dryer, Ceiling Fan, All Window Coverings, Guest Cabin, Shop & Tarp Shelter

Your Search Is Over! This Is Your Little Slice of Country Paradise! Welcome to the ideal starter or retirement acreage—manageable, peaceful, & move-in ready! Nestled on a picturesque 1-acre lot just minutes from Sundre & right off pavement, this freshly renovated bungalow offers the best of rural living without the overwhelming chore of being a high-maintenance property. Whether you’re just beginning your homeownership journey or looking to downsize & unwind, this charming home is exactly what you’ve been waiting for. Step inside to discover a bright & inviting interior with a modern neutral palette, open floorplan, durable laminate flooring, & a brand-new kitchen complete with seated island. Perfect for casual breakfasts or prepping meals for family & friends. Large windows throughout flood the home with natural light & frame views of the serene countryside from nearly every room. The main floor features two generously sized bedrooms & a 4-piece bath, while the versatile loft area adds extra space for an office, reading nook, or art studio. Downstairs, the fully developed walk-out basement offers two additional bedrooms, a 3-piece bath, & a cozy family room, ideal for guests, teens, or hobbies. This home was designed with both comfort & practicality in mind. The stucco siding & a metal roof offer incredible protection from the elements, including hail, ensuring peace of mind & lower insurance rates. Outside, your personal slice of paradise continues with a detached guest cabin or dreamy art studio. A sheltered firepit area with ample seating for summer nights under the stars. A detached single garage with workshop space, perfect for projects or storage. And let’s not forget the charming deck at the top of the hill, boasting spectacular MOUNTAIN VIEWS that will take your breath away. Whether you’re sipping

coffee on the deck, hosting a firepit evening, or creating in the studio, this property offers everything you need to live your best country life. Must-See Property! "Home Is Where Your Story Begins."