



**32537B Highway 760 Highway  
Rural Mountain View County, Alberta**

**MLS # A2289851**



**\$534,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,760 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Attached Carport, Covered, Driveway		
<b>Lot Size:</b>	0.50 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Native Plants, No Ne		

<b>Heating:</b>	Forced Air, Natural Gas, Wood Stove	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	34-32-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters

**Inclusions:** second washer/dryer, second refrigerator, second range, Murphy bed

Nestled on a private, 0.5 Acre, treed lot just outside Sundre, this unique two-storey home offers flexible living with income or multi-generational potential. With 1,760 sq ft of above-grade living space, the property is thoughtfully designed with separate living areas that can easily function as independent units. The main level features a self-contained one-bedroom unit, complete with a full kitchen, spacious living room, dining area, bedroom, and a 3-piece bath. A dedicated laundry area and additional storage space add everyday convenience, making this level ideal for extended family, guests, or rental income. This space is currently rented. Upstairs, the bright and open primary living space showcases vaulted ceilings and large windows that fill the home with natural light. The kitchen offers modern white cabinetry, wood countertops, subway tile backsplash, and plenty of workspace, flowing seamlessly into the dining and living areas. A cozy wood stove creates the perfect focal point for winter evenings, while a door leads out to a 12 x 16 upper composite deck with a covered patio area below &mdash; an ideal setup for outdoor living and entertaining while taking in the peaceful surroundings. The upper level also features a spacious primary bedroom, a full 3-piece bath with walk-in shower, laundry area, and a second bedroom that includes a convenient Murphy bed, allowing the space to function easily as a guest room, office, or flex room depending on your needs. Outside, the property continues to impress with a large carport, a detached workshop with loft storage, and plenty of additional space for RV parking, equipment, or recreational toys. Surrounded by mature trees and open space, the setting offers privacy while still being just minutes from the amenities of Sundre. Whether you're looking for a home with rental potential, multi-family living, or a peaceful country

retreat, this versatile property offers exceptional flexibility in a beautiful rural setting.