



24, 32375 Range Road 62
Rural Mountain View County, Alberta

MLS # A2301457



\$869,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,505 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Single Garage A		
Lot Size:	2.94 Acres		
Lot Feat:	Landscaped, Many Trees, See Remarks, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	Well
Floors:	Carpet, Hardwood, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-32-6-W5
Exterior:	Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Blinds

Private 2.94-acre treed acreage with direct access to the Red Deer River just steps from the edge of the property, all located minutes from Sundre. This well-maintained bungalow offers 5 bedrooms (3 up, 2 down) and 3 bathrooms, providing the perfect setup for families or those seeking space and privacy. The main floor features a bright, open layout with a spacious kitchen, vaulted ceilings, and a large primary suite complete with walk-in closet and ensuite. The fully finished basement includes a cozy wood-burning stove, large rec area, additional bedrooms, and a spacious craft/hobby room — ideal for projects, a home business, or extra workspace. A convenient wood chute from the garage to the basement makes heating efficient and hassle-free. Outside, the property is set up for true country living with a fully paved driveway, heated attached garage, and a detached heated garage complete with cabinets and shelving, offering excellent storage and workspace. An oversized shed, second driveway, and ample room for vehicles, toys, or equipment add even more functionality. A second driveway leads to a private rear camping and firepit area, perfect for entertaining, relaxing, or enjoying the outdoors. Additional features include a covered deck, RV parking space, and mature trees providing exceptional privacy. This acreage offers the perfect blend of peaceful rural living and convenient access to nearby amenities