



239, 5241 Township Road 325 A
Rural Mountain View County, Alberta

MLS # A2307125



\$769,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,163 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Electric Gate, Garage Door Opener		
Lot Size:	1.18 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Many Trees, Paved		

Heating:	In Floor, Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-32-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: Hot Tub and Projector

Tucked at the end of a quiet cul-de-sac just minutes from Sundre, this beautifully renovated 5 bedroom, 3 bathroom acreage sits behind electric gates on 1.18 fully fenced acres with room for RVs, toys, and the whole family! The main level features beamed ceilings, hardwood floors, waterproof vinyl, a bright open living and dining area, and a spacious kitchen equipped with a built-in gas range, stainless appliances, and custom maple cabinets with plenty of storage. Step outside the patio doors to the back deck for morning coffee with a view! The primary bedroom includes an updated ensuite with walk-in shower and his/her closets. The fully finished lower level has two large bedrooms, a massive family/games room with wood burning stove, home theatre with projector screen, in-floor heat, new carpet, laundry AND a brand new hot water tank. Outside find multiple decks, a built-in hot tub, firepit, mature trees and gardens, wild strawberry/raspberry bushes, plus an oversized heated attached garage (40'4" x 26'1"). A GENERAC whole-home generator, central vacuum, and sump pump round out the features. The well produces 40 GPM at 100' depth with septic tank and mound system.