



20, 5139 Hwy 27
Rural Mountain View County, Alberta

MLS # A2313958



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,393 sq.ft.	Age:	1955 (71 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.22 Acres		
Lot Feat:	Back Yard, Front Yard, Many Trees, No Neighbours Behind, Pasture		

Heating:	Forced Air, Wood Stove	Water:	Well
Floors:	Carpet, Laminate	Sewer:	Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CR1
Foundation:	Block	Utilities:	-
Features:	Central Vacuum, Sump Pump(s)		

Inclusions: microwave, washer, dryer, range, range hood fan and fridge in suite

Nestled on 2.22 beautifully treed and usable acres just east of Sundre across from the renowned Sundre Golf Club, this charming horse property offers the perfect blend of country living, flexibility, and income potential. Set up for horses and surrounded by Alberta's natural beauty, this acreage delivers the peaceful lifestyle buyers dream of while still being conveniently close to town amenities. Inside, the home features a warm and inviting layout with a cozy fireplace, creating the perfect gathering space for family and friends. The main level offers two bathrooms, kitchen and dining, spacious living area, an office, and an oversized primary bedroom created by combining two former bedrooms — easily convertible back to a 2-bedroom layout if desired. Downstairs, the spacious rec room could easily function as an additional bedroom, guest retreat, or entertainment space. Adding to the home's charm are sunrooms on both sides of the house, offering the perfect spots to enjoy morning coffee, unwind in the evening, or take in the peaceful country views year-round. Outside, the property continues to impress with a large detached garage, multiple outbuildings and storage sheds, providing ample room for equipment, tack, hobbies, and all your acreage essentials. A legal suite attached to the garage is a huge bonus feature, complete with its own kitchen, bathroom, and laundry area offering excellent flexibility for extended family, guests, a caretaker, or potential rental income. Whether you're looking for a hobby farm, horse setup, multi-generational living, or simply room to breathe near this acreage offers incredible versatility and opportunity.