



GRASSROOTS
REALTY GROUP

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232, 5241 Township Road 325 A
Rural Mountain View County, Alberta

MLS # A2317124



\$879,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,464 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Double Garage Detached, Drive		
Lot Size:	1.84 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Tree		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	34-32-5-W5
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CR1 Country Residential
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Natural Gas Connected, Heating P
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Jetted Tub, Natural Woodwork, Storage, Vaulted Ceiling(s)		

Inclusions: Blinds only. Hot tub - as is. Playground Set.

Welcome to your ultimate acreage oasis in Osadchuk Heights! Located just 5 minutes to Sundre and 25 minutes to Olds, only minutes from the river and with a glimpse of Mountain View through the trees, your private country retreat awaits. Tucked away in a deeply secluded, park-like setting, this property offers an unmatched sense of tranquility and privacy. A paved driveway leads you into a beautifully landscaped yard, wrapped in mature trees that create a peaceful, natural canopy. The outdoor living space is a masterpiece, complete with a massive 20' x 30' upper rear deck (featuring a hot tub), lush perennial beds, a vegetable garden, apple trees, a playground, a fire pit area, and your own private walking paths winding through the grounds. Inside, the open-concept main floor boasts soaring vaulted ceilings, rich hardwood floors, and a cozy gas fireplace. The kitchen is a chef's dream, featuring custom hickory cabinetry, corner pantry, a massive island with a breakfast bar, and a dining area with a built-in desk for office space. The spacious primary retreat offers a 4pc ensuite with a jacuzzi tub and a standalone shower with heated floors. A second bedroom, 4pc bath, and a main-floor laundry/mudroom off the garage complete this level. The fully developed basement adds a massive family room, two additional bedrooms, a 4pc bath, and cozy in-floor heating throughout. The utility room is home to a boiler for the in-floor heating system, water treatment system, radon reduction system, newer hot water tank (2023), and a natural gas furnace. The property is also wired for a back-up generator. Unmatched Shop & Storage Space: Features a heated double attached garage, a heated 32' x 24' woodworking shop, and a massive 1,400+ sq. ft. heated commercial-style shop with two oversized 9' doors. Plus, two additional powered

sheds with concrete floors. Perfect for a home business, car enthusiast, or hobbyist! If you've been waiting for the perfect blend of total privacy, park-like beauty, and ultimate convenience—this is it.