



GRASSROOTS
REALTY GROUP

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224 7 Street NE
Sundre, Alberta

MLS # A2319633



\$817,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,879 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.69 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Environ		

Heating:	Boiler, Wood	Water:	-
Floors:	Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding	Zoning:	R4
Foundation:	Slab	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: garden shelter, playhouse, swings, hot tub (as is), trampoline, soft shed, Powered shed in back yard, shed in front yard. church pew bench on deck. 2nd fridge. Well and septic inspections from 2021. Property is on well and septic but could attach to municipal services.

Extremely unique 4 bedroom, 2 full bathroom plus 2 half bathroom home on a private .69-acre parcel just off the banks of the Red Deer River on the east side of the Town of Sundre. Acreage living in town — this one-of-a-kind property offers a rare combination of privacy, mature trees, municipal reserve behind, walking trails nearby, and the convenience of being able to walk uptown. This is not your average home. Galvanized steel accents, polished concrete floors, round windows, vaulted ceilings, etched glass, and thoughtful custom details give this property incredible character from top to bottom. Cozy in-floor heat on both levels keeps the home warm and comfortable, with no forced air blowing dust around. The main level features a spacious entry, half bath, dream laundry room with excellent storage, three generous bedrooms, a full bathroom, and a comfortable family room with wood stove. Upstairs, the open-concept kitchen and dining area is made for gathering, featuring vaulted ceilings, two fridges, a massive pantry with sink, gas cooktop, butcher block counters, and a breakfast bar perfect for visiting while cooking. Just off the kitchen is a BBQ balcony for easy outdoor cooking. The primary suite offers a large dressing room/walk-in closet, cheater door to 3 piece main floor bath and doors out to the covered deck and hot tub, where you can enjoy the peaceful river valley setting. Also upstairs is a massive rec room with vaulted ceilings and space for everything, plus a den area with a unique glass garage door that opens to the covered deck for those gorgeous summer evenings and hot tub parties. The third-level loft makes an amazing yoga space, bedroom, studio, office, or quiet retreat. Outside, you’ll love the covered deck with swings, room for entertaining, private fire pit area, several storage sheds, and matching playhouse with power for the kids or grandkids. Garden

area, walking trails on your own property, playhouse, double attached heated garage, storage shed and soft shed. Located at the end of a dead-end road beside the Red Deer River, walking trails, and Tall Timber Campground, and backing onto municipal reserve, this heavily treed in-town oasis is truly one of Sunde's coolest properties.