



GRASSROOTS
REALTY GROUP

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33080 Range Road 61
Rural Mountain View County, Alberta

MLS # A2330234



\$1,198,800

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,107 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
Lot Size:	2.87 Acres		
Lot Feat:	Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	2-33-6-W5
Exterior:	Cement Fiber Board	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: fridge, gas stove, B/I dishwasher, pot filler, washer, dryer, garage door opener, 2 remotes, gas line to BBQ, reverse osmosis, water softener

STUNNING BRAND-NEW BUILD, NEVER LIVED IN, CUSTOM BUNGALOW ON 2.87 ACRES (with option to lease 20 more acres!) WITH FULL HOME WARRANTY PACKAGE!! — COUNTRY LIVING JUST MINUTES FROM SUNDRE! Experience the perfect blend of luxury, comfort, and peaceful rural living in this beautifully crafted 2,107 sq ft custom bungalow built by Rosewood Homes & Design Inc. Situated on a quiet road with no through traffic, this exceptional property offers breathtaking west-facing views and high-end finishes throughout! The striking exterior showcases durable Hardie board shakes, while inside you'll find a bright, open-concept design featuring 9' ceilings on both floors! Expansive windows, hardwood flooring, and spacious rooms designed for modern family living. The inviting living room is highlighted by stunning custom white oak built-ins and a cozy gas fireplace. The chef-inspired kitchen is truly the heart of the home! You will love the 8' custom white oak island, quartz countertops, a 5-burner gas range with pot filler, and an oversized walk-in butler pantry offering incredible storage and functionality. The main floor laundry room is equally impressive with quartz countertops and a large farmhouse sink. This thoughtfully designed home offers 4 bedrooms on the main floor, with one that could be ideally suited for a home office. Three bedrooms are conveniently located on one side of the home, while the luxurious primary retreat is privately positioned on the opposite side for maximum comfort and privacy. The primary suite features vaulted ceilings, a spacious 5-piece ensuite complete with a soaker tub and walk-in shower, a generous 10' x 9' walk-in closet, and private access to the back deck where you can enjoy the peaceful mountain views. Additional highlights include a

finished 24' x 26' attached garage, a well-supplying 20 GPM, along with a full filtration system and water softener that still maintains an impressive 18 GPM flow. A rare opportunity to enjoy upscale acreage living in a truly beautiful setting only minutes from the amenities of Sundre!