



GRASSROOTS
REALTY GROUP

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4351 Township Road 332
Rural Mountain View County, Alberta

MLS # A2332258



\$849,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,387 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	4.28 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

Heating:	Forced Air, Natural Gas, Wood, Wood Stove	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-33-4-W5
Exterior:	Concrete, Vinyl Siding	Zoning:	11 - CR Country Residenti
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Central Vacuum, Closet Organizers, French Door, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Storage, Vinyl Windows		

Inclusions: Gas range (convection), microwave hood fan, Bosch 550 3 rack dishwasher, refrigerator, water dispenser, all window coverings, portable AC unit, living room TV mount & Ominshield alarm system, fencing, gates, utility shed, workshop, animal shelters & barn

• Remarkable mountain & country views, exceptional privacy & pavement to the property, only 10 minutes from Sundre! Pride of ownership shines throughout this well-maintained 1,415 sq. ft. 1997 walkout bungalow on 4.28 acres. The home offers three - six spacious bedrooms, 3 full bathrooms, generously sized rooms & flexible craft, hobby & workshop areas inside & with out buildings. Large upper & lower decks provide wonderful spaces to relax, entertain & enjoy the country setting. Outside, discover a heated 48'4" × 24'4" triple garage, insulated 12'2" × 20'4" workshop, 35'7" × 34' barn, sheds & animal shelters. Fenced & cross-fenced with an established horse setup, large garden, fruit trees, mature trees, shrubs & flower beds. A move-in-ready acreage with outstanding potential for horse lovers, hobby farmers, project enthusiasts or a home-based occupation (subject to approval).