



GRASSROOTS
REALTY GROUP

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10, 32376 760 Highway
Rural Mountain View County, Alberta

MLS # A2206156



\$865,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	3,266 sq.ft.	Age:	1966 (59 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, None, Off Street, Outside		
Lot Size:	6.77 Acres		
Lot Feat:	Creek/River/Stream/Pond, Treed, Views, Waterfront, Wooded		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Slate, Tile, Wood	Sewer:	Open Discharge, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	21-32-5-W5
Exterior:	Post & Beam, Stone, Stucco, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Beamed Ceilings, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan		

Inclusions: studio fridge, wood bbq, deck bench

A One-of-a-Kind Acreage Retreat on the Red Deer River – \$865,000 Just a mile south of Sundre on Bergen Road, this breathtaking 6.8-acre property is a hidden gem bordering the Red Deer River. With a mix of towering trees, rolling terrain, a gentle ravine, and a seasonal creek, this is the kind of place that feels like a private nature reserve—all just minutes from town and easily accessible off pavement. At the heart of the property is a truly unique home that blends the charm of a classic 1960s bungalow with the striking beauty of a timber-frame addition. An incredibly spacious 3266 sq ft with the original portion of the house being warm and inviting ranch bungalow, featuring a spacious country kitchen, a cozy breakfast nook, and a dining area perfect for gathering with family and friends. The rich character of natural wood plank flooring, complemented by slate and tile, adds a rustic elegance throughout. The timber-frame addition takes this home to another level, offering a stunning great room with soaring ceilings, ideal for showcasing statement furniture and artwork. The master retreat is an oasis of its own, complete with a large ensuite featuring a step-in shower and a classic clawfoot tub. Overlooking the great room, an upper library provides a peaceful nook to read and relax. Every window frames a stunning view, and the massive west-facing deck off the kitchen is the perfect spot to soak in the serenity of the surroundings. Whether you're enjoying morning coffee or watching the sunset, the scenery here is nothing short of spectacular. Adding to the charm, this property offers more than just a beautiful home. A heated studio, originally a garage, is currently used as a music room but would make an incredible exercise space, workshop, or artisan studio. A small, character-filled barn completes the picture, offering endless

possibilities for hobby farming, storage, or creative projects. With stainless steel appliances, the comfort of in-floor heating in the timber-frame section, and an unbeatable location, this property is a rare find. Whether you're looking for a peaceful retreat, an artist's sanctuary, or a nature lover's paradise, this one has it all. Don't miss your chance to own this extraordinary acreage!