

# \$1,289,000 - 8, 32479 Range Road 61, Rural Mountain View County

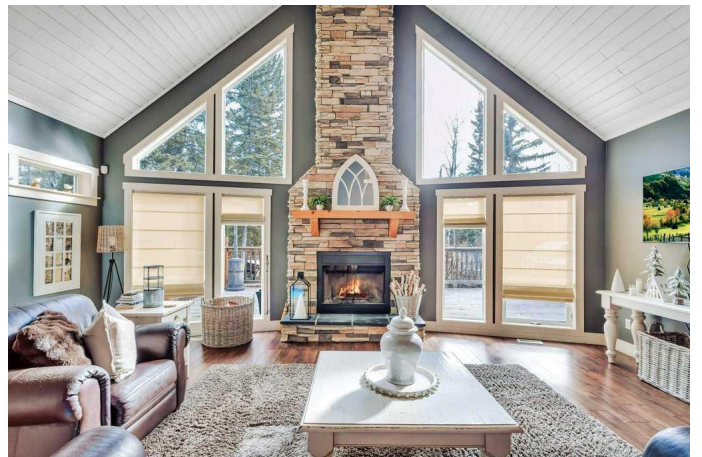
MLS® #A2198509

**\$1,289,000**

5 Bedroom, 4.00 Bathroom, 2,027 sqft  
Residential on 7.54 Acres

NONE, Rural Mountain View County, Alberta

This RARE and coveted LARGER parcel in Mountain View County offers a magnificent ESTATE PROPERTY located west of Sundre, providing unparalleled PRIVACY and PICTUREQUE views. The ESTATE features walking and quadding TRAILS that wind through the WOODED landscape, inviting EXPLORATION of the natural beauty surrounding you. The Red Deer River, just 1.5 kilometres away, with opportunities for FISHING, KAYAKING, and PICNICING along its serene shores. Equestrians will appreciate the BRIDLED PATHS that meander through the area, ensuring easy ACCESS to the water and a closer connection with NATURE. A chip-sealed driveway CURVES through the forest, leading to a WELCOMING front porch. This CHARMING entrance sets the tone for the REFINED INTERIOR of a home that is a masterpiece of DESIGN, STYLE, and COMFORT, seamlessly blending MODERN sophistication with cozy WARMTH. The CUSTOM-BUILT home is meticulously crafted for FAMILY LIVING. Upon stepping into the foyer, you are DRAWN to an expansive GREAT ROOM with an OPEN-CONCEPT design that integrates the kitchen, dining, and living areas. Soaring VAULTED ceilings enhance the sense of space while FLOOR-TO-CEILING windows flood the room with NATURAL LIGHT and stunning views of the surrounding landscape. A luxurious



STACKED-STONE wood-burning FIREPLACE adds warmth and ELEGANCE, creating the perfect spot for cozy evenings. The GOURMET kitchen is a chef's dream, featuring top-of-the-line appliances, ample counter space, and an ISLAND with a breakfast bar. The BUTLER'S pantry offers additional storage and prep space, ensuring everything is within easy reach for quick daily meals or ENTERTAINING guests. Each of the GENEROUSLY sized bedrooms offers COMFORT and privacy. The primary suite encompasses the ENTIRE LOFT area, providing a PRIVATE HAVEN complete with a spa-like ensuite bathroom and a large walk-in closet. The remaining bathrooms feature CONTEMPORARY fixtures and finishes that REFLECT the home's overall style. The WHOLE FAMILY will enjoy the modern recreation room, an ideal space for gathering around the cozy GAS FIREPLACE. This inviting area is perfect for grabbing a snack from the convenient DRY BAR and settling in for a delightful game or movie night. A spacious bedroom and a versatile den offer ample space for everyone's needs, while a BONUS/FLEX ROOM can be used as a dedicated workout area, play area, or hobby space, ensuring that every aspect of FAMILY living is CATERED to in this wonderful property. The estate is close to ALL the WEST COUNTRY has to offer!!

Built in 2004

### **Essential Information**

MLS® #	A2198509
Price	\$1,289,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,027

Acres	7.54
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	8, 32479 Range Road 61
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### **Amenities**

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Driveway, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Crown Molding, Central Vacuum
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Gas, Living Room, Mantle, Masonry, Raised Hearth, Recreation Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Storage, Gas Grill
Lot Description	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, Fruit Trees/Shrub(s), No Neighbours Behind, Native Plants, Treed

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	49
Zoning	R-CR

### **Listing Details**

Listing Office	Century 21 Westcountry Realty Ltd.
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