

**24, 5209 Township Road 325 A**  
**Rural Mountain View County, Alberta**

**MLS # A2218578**



**\$1,159,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,722 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	2.47 Acres		
<b>Lot Feat:</b>	Rectangular Lot, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Concrete, Laminate	<b>Sewer:</b>	Mound Septic, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	34-32-5-W5
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Electricity Purchaser to Verify, Heat
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Pool, hot tub (as is/small leak), tv hanger, RO water system, safe & cabinet in gun room

**PRICE IMPROVEMENT!** Welcome to your dream retreat, perfectly situated on the outskirts of Sundre. This stunning property offers the best of refined country living—privacy, elegance, and resort-style amenities—all tucked behind a natural wall of mature spruce trees on a fully fenced and beautifully manicured acreage. The 2.47 acre yard is an entertainer's paradise, featuring a large deck, natural gas-heated pool, hot tub, fire pit, playground, garden and a covered patio area ideal for hosting or relaxing year-round. The outdoor space is thoughtfully designed to maximize comfort, function, and privacy. Inside, the spacious country kitchen is a chef's dream, complete with a massive granite island, professional-grade fridge, and quality finishes throughout. The main floor offers a convenient bedroom with its own 4-piece ensuite—perfect for guests or extended family. Large office space right off the kitchen and convenient main floor laundry. A cozy living room with a stone-faced woodstove, high ceilings, and large windows invites you to unwind in comfort and natural light. Upstairs, three generously sized bedrooms include a luxurious primary suite with beautiful MOUNTAIN views and a massive spa-inspired 5-piece ensuite. Enjoy sunsets on the rooftop patio. A large 4 piece bath with separate vanity room finishes off the upper level. The fully finished basement expands your living space with a large family room, flex space, gym area, cold room, hobby room and an additional bright bedroom—offering flexible options for family, hobbies, or guests. Additional features include an oversized, heated 3 car garage, room to build a shop/add large shed, large parking pad with power, high producing well and many additional planted trees that enhance the property's landscape and future privacy. Located in a well-maintained

neighborhood that reflects pride of ownership, this property is just minutes from Sundre’s amenities, including the golf course, hospital, shopping and on the doorstep of the West Country for all your outdoor adventures. Just over an hour to NW Calgary.