

5559 Township Road 320
Rural Mountain View County, Alberta

MLS # A2264032



\$988,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,676 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3
Garage:	Attached Carport		
Lot Size:	15.20 Acres		
Lot Feat:	Pasture, Treed, Views		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-31-5-W5
Exterior:	Composite Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Second Fridge, second Washer

Nestled on a serene 15 acre parcel, just Southwest of Bergen/Sundre, this exceptional acreage offer the perfect blend of privacy, functionality, and natural beauty. Surrounded by farmland and wooded areas, this property is ideal for HORSE ENTHUSIASTS or anyone seeking a peaceful country lifestyle. The well-built, ENERGY-EFFICIENT bi-level home (10 inch thick, insulated walls) has been meticulously maintained and thoughtfully UPDATED, featuring a new wrap-around deck, new shingles, hot water heater, filtration system, electrical panel, well pump and refreshed kitchen and bathroom spaces (new sinks, toilets and vanities). Over 3400 square feet of developed space in this home! Designed with EQUESTRIANS in mind, the property includes a 140' x 75' outdoor RIDING ARENA, a SIX-STALL BARN (with two stalls currently converted back into tack rooms), a large attached shelter, and an additional livestock shelter. The land is fully FENCED and cross-fenced, with a durable STEEL RAIL FENCING SYSTEM, offering multiple pastures and paddocks, each serviced by three automatic WATERERS. A double attached CARPORT and, and an 1,100 square foot SHOP (19' x 58' - interior space), with a high ceiling, a 12 foot high roll-up door to accommodate a semi tractor, and 220 V power provides excellent, useable space for equipment, vehicles or a home based business. The SOUTH-FACING home captures abundant natural light and features a spacious wraparound deck with beautiful, expansive views - perfect for enjoying the tranquility of rural living. This property is a true gem for those seeking a MOVE-IN-READY acreage where comfort meets country charm. (Horse set up could be leased out as well , if a buyer does not own horses).