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6029 Township Road 332
Rural Mountain View County, Alberta

MLS # A2327557



$2,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,257 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Double Garage Attached, Drive Through, Driveway, Garage Door Opener, He		
Lot Size:	20.16 Acres		
Lot Feat:	No Neighbours Behind, Pasture, See Remarks		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks	**Water:**	Well
Floors:	Tile	**Sewer:**	Holding Tank, Septic Field, Septic System
Roof:	Rubber, See Remarks	**Condo Fee:**	-
Basement:	Full	**LLD:**	12-33-6-W5
Exterior:	Brick, Metal Frame, Mixed, Wood Frame	**Zoning:**	Ag
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bathroom Rough-in, Built-in Features, Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wood Counters

Inclusions: tv mounts

Overlooking the Red Deer River valley, this custom-built estate offers breathtaking 100-mile panoramic mountain views—among the finest in Mountain View County—combined with exceptional craftsmanship and commercial grade construction. Located on 20 acres just five minutes from Sundre, both the home and the 30x60 heated shop feature full brick exteriors and a 100-year Euroshield reclaimed rubber roof, delivering outstanding durability with virtually maintenance-free protection against Alberta's toughest weather. Triple-glazed Loewen windows with steel exteriors and Douglas fir interiors maximize energy efficiency, while dual furnaces and dual A/C, one zoned for bedrooms and the other for living spaces, provide year-round comfort. The high-producing well is known for its clean, fresh water, enhanced by a reverse osmosis system for added filtration and peace of mind. Inside, premium finishes and timeless design are showcased throughout. The chef's kitchen features solid custom cabinetry, leathered granite countertops, two pantries, a butcher block island, a Sub-Zero 48" refrigerator, and a La Cornue 5-burner gas stove with double ovens. Floor-to-ceiling windows and accordion doors with Phantom screens open to the expansive west-facing deck, creating seamless indoor-outdoor living while framing spectacular mountain views. Throughout the home, 10-foot ceilings, 8-foot Douglas fir doors, and granite finishes reflect quality craftsmanship. The primary retreat offers a private deck, walk-in closet, and a luxurious spa-inspired ensuite complete with a fireplace, air-jet tub, and walk-in shower. A second bedroom, office, full bathroom, and laundry room complete the main level, all finished to the same exceptional standard. The partially developed walk-out basement permitted for 2 extra bedrooms, features 9-foot ceilings, in-floor heat, and accordion

doors leading to a stamped concrete patio, providing additional living and entertaining space. The heated attached 27x27 garage is level with the main floor for added convenience and accessibility. Outside, stone retaining walls, full rail fencing, and a completely fenced perimeter enhance both security and functionality. The heated 30x60 shop is fully equipped with in-floor heat, a bathroom with walk-in shower, office, laundry area and mechanical room, and upper storage mezzanine, making it ideal for hobbies or additional workspace. Additional property features include a livestock waterer, water hydrant, a solar-powered gate, and 17 acres of pasture. Enjoy year-round recreation right from your doorstep with hiking, fishing, horseback riding, and whitewater rafting along the Red Deer River. Offering unmatched privacy, enduring quality, and spectacular scenery, this remarkable property is only minutes from Sundre's hospital, shopping, and everyday amenities.

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