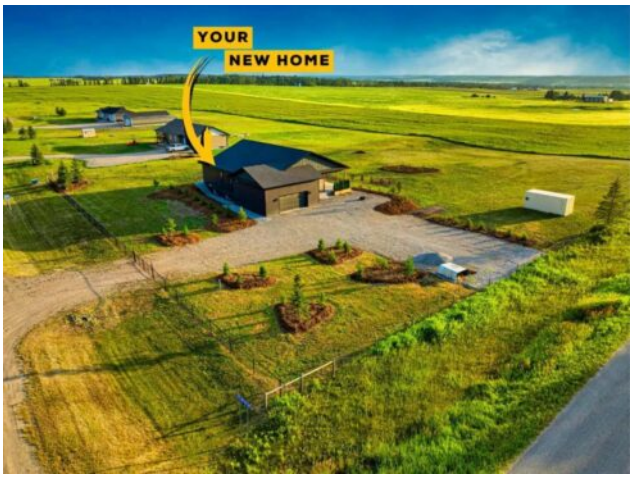
REALTY ACES
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GRASSROOTS REALTY GROUP

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4, 4141 Township Road 340
Rural Mountain View County, Alberta

MLS # A2332592



$1,000,000

Division:	Eagle Hill		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,757 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached, Oversized		
Lot Size:	2.00 Acres		
Lot Feat:	Open Lot, Views		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Wood	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	35-33-4-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms)	**Zoning:**	12
Foundation:	ICF Block	**Utilities:**	-
Features:	Ceiling Fan(s), Double Vanity, See Remarks, Soaking Tub		

Inclusions: construction supplies in basement (subfloor, drywall, bathroom sink (no vanity) and toilet, shower head, HVAC System

Welcome to Eagle Hill, where the Rockies fill your western horizon and the sunsets put on a show every single night. This custom 2025 build sits on two pristine acres and delivers 3,557 sq ft of fully developed living space, 1,757 of it above grade. Step inside to 9'9" ceilings, engineered hardwood, a cozy gas fireplace, and expansive triple pane Pella windows that frame the mountains like artwork and flood the home with natural light from sunrise to that final glow over the peaks. The chef's galley kitchen was designed for people who actually cook, bringing quartz countertops, a dual fuel gas stove, a commercial size fridge, a full wall of custom cabinetry, and travertine tile accents. Two bedrooms on the main floor include a master suite featuring a master bathroom with mountain views. Solid wood interior doors, poplar trim, and porcelain tiled entries speak to the craftsmanship in every corner. These are the details you notice a year in, not just on the first walkthrough. The fully developed 1,800 sq ft basement adds a third bedroom, a 3 piece bath with walk in shower, a spacious family room that easily handles a media setup, games area, or home gym, plus laundry and generous utility and storage space. Thanks to the ICF envelope, the lower level stays warm, quiet, and comfortable year round. Built to last and built to save you money. ICF construction runs full wall to the trusses, giving you exterior walls over 14 inches thick, R80 insulation through the living space and the oversized 27 by 25 double attached garage, and Hardie Board exterior. The result is a home that is remarkably quiet, holds its temperature through cold snaps and summer heat, and costs a fraction of comparable acreage homes to heat. Add the excellent water well, septic system, and 10 Year Structural New Home Warranty, and the peace of mind is built right in. Outside, 1,000 sq ft of covered

wraparound deck invites true year round living, perfectly positioned for panoramic sunsets over the Rockies. Covered means you use it in the rain, in the snow, and through the height of summer. The two acres are fully fenced, fully landscaped, and many trees have already been planted and are settling in, with room for a shop, a garden, animals, or simply space and quiet. Eagle Hill gives you the quiet of country living with Sundre and Olds minutes away for every amenity. Custom build, acreage, mountain views, and construction quality at this level rarely arrive in the same package. Homes like this do not come along often. Book your private showing today.

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