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7, 32579 Range Road 52
Rural Mountain View County, Alberta

MLS # A2333695



$724,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,008 sq.ft.	**Age:**	1990 (36 yrs old)
Beds:	3	**Baths:**	2
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	1.34 Acres		
Lot Feat:	Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Ma		

Heating:	Boiler, Forced Air, Natural Gas	**Water:**	Well
Floors:	Ceramic Tile, Laminate, Linoleum	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Crawl Space	**LLD:**	35-32-5-W5
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-CR1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, Counter-Top Stove, Built-In Wall Oven, Built-In Dishwasher, Microwave, Washer, Dryer, All Window Coverings, Lawn Tractor, Snow Blower

Dreams Do Come True! This is not a dream! This is a real estate reality! Just minutes up the hill from Sundre, this beautiful & private acreage delivers the space, character, & lifestyle you’ve been dreaming about—without sacrificing convenience. This distinctive 1½-storey home offers 3 bedrooms, 2 full baths, & a truly unique floor plan with room to live, gather, relax, & make memories. All of this is situated on 1.34 acres! Step inside & discover a bright, spacious raised living room that flows into the sunken dining room, where expansive doors lead to the incredible wrap-around deck. Just beyond, the chef-inspired kitchen is ready to impress with tons of cabinetry, an abundance of counter space, a generous island with cooktop, & brand-new stainless-steel appliances, including a large built-in wall oven. A spacious 4-piece main bath & main-floor utility/laundry room add everyday convenience. Upstairs, the dreamy primary retreat is filled with natural light & features a generous walk-through closet leading to the Jack & Jill-style 3-piece bath. Soak away the day in the relaxing jetted tub while sunlight pours in through the windows. Two additional spacious bedrooms complete the upper level, offering plenty of room for family, guests, or a home office. Outside is where acreage living truly comes to life. The gigantic private wrap-around deck is made for entertaining, morning coffee, summer gatherings, or unwinding in the built-in hot tub. Down on the lawn, gather around the firepit on warm summer evenings, roast marshmallows for family s’mores, or sip your favourite beverage while sharing stories about the week. And then there’s the triple garage, newly built & ready to be finished inside to suit your vision. Tucked alongside it is a hidden gem: an exquisite enclosed outdoor kitchen, perfect for taking entertaining outdoors. Built-in storage on

the side of the garage means there’s room for all those things you never want cluttering your home—because yes, storage matters! All this in a wonderfully private acreage setting just a one-minute drive from Sundre’s first set of lights. Enjoy the amenities of town close at hand, with Olds only about 20 minutes west when you need even more options. AND The Sundre Golf Course is literally a short walk straight across the highway! This is more than a property. It’s a place to gather, unwind, entertain, dream, & create the stories you’ll tell for years to come. Dreams do come true—and this one is real! “Home Is Where Your Story Begins!”

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