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20, 4147 Highway 587
Rural Mountain View County, Alberta

MLS # A2354392

$880,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,183 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	2
Garage:	220 Volt Wiring, Double Garage Detached, Front Drive, Garage Door Opener,		
Lot Size:	5.24 Acres		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Low Maintenance Landscape, Native		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	Cistern, Well
Floors:	Hardwood, Tile	**Sewer:**	Other, Private Sewer, Septic System
Roof:	Fiberglass	**Condo Fee:**	-
Basement:	None	**LLD:**	23-34-4-W5
Exterior:	Brick, Cement Fiber Board, Wood Frame	**Zoning:**	R-CR
Foundation:	Poured Concrete, Slab	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound

Inclusions: Fridge, Stove, Microwave, Hood Fan, Built-In Dishwasher, Washer, Dryer, Garage Control & Remote, Shed Control & Remote, All Window Coverings, Generator With Transfer Switch Into Main Electrical Panel, Natural Gas BBQ, TV Over Great Room Fireplace, Outdoor Firepit, Picnic Table, Greenhouse & Large Ventilating Fan For Greenhouse, Beverage Fridge, Deck Box on Back Porch, Jet Pump For Shallow Well, and Stereo Components, Cream Colored Entry Bench, Wall Shelf, Pantry Storage & Decor

THIS COULD BE YOUR Very Own Private “Country Cottage” Inspired Oasis in the Woods! Nestled in a peaceful cul-de-sac where the only traffic is wildlife passing by, this 5.24-acre woodland retreat offers the perfect blend of rustic charm & modern comfort—all on one level, and not a single stair in sight! Step inside to YOUR year-round “Country Cottage” inspired dream, a 4-bedroom, 2-bathroom slab-on-grade bungalow with in-floor heating & perimeter forced air, designed to keep you warm and cozy through Alberta winters, & refreshingly cool in the summer—but when the outside temperatures are sweltering, there's even Central A/C to keep you cool & help you sleep at night! The heart of the home is an open-concept Red Oak kitchen featuring soft-close drawers, a massive granite island with built-in storage, & a walk-in pantry with automatic lighting & custom storage, shelving & Decor. Flow seamlessly into the dining area & cozy living room, where a beautiful gas fireplace & wall-mounted TV create the perfect gathering space. Additional gas stove is located in the front bedroom, that can also be turned into a great home office! Throughout the home, enjoy engineered hardwood & porcelain tile flooring, extra-wide hallways & doorways, & a layout made for forever accessibility & easy living. Outside, the charm continues with a covered front porch, Hardie-Plank siding, & fibreglass shingles—durable, low-maintenance materials that offer peace of mind against hail & the elements. Off the dining room, the covered back deck with a natural gas BBQ hookup makes entertaining a breeze, while the firepit area invites summer nights under the stars. Birdwatchers & nature lovers will adore the frequent visits from songbirds, deer & the occasional moose! The 4-chamber aerobic septic system is a major upgrade—breaking

down & filtering waste into clean water, offering efficiency & environmental benefits rarely found on acreage properties. For your toys & tools, the oversized 24x36 detached garage (with concrete floor and 220 wiring) fits up to four vehicles. It also houses the built-in generator & transfer switch, so you’re never without power. Round it all out with a charming greenhouse for your gardening needs, & endless possibilities for expanding your vision across this lightly developed, fully treed property. Just a short drive to Sundre, Olds, and Innisfail—this is not just a home, it’s a lifestyle. A storybook setting ready for your next chapter. “Home Is Where Your Story Begins!”

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