



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**33080 Range Road 61**  
**Rural Mountain View County, Alberta**

**MLS # A2279435**



**\$1,388,800**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,107 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	2.87 Acres		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	2-33-6-W5
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Gas stove, B/I dishwasher, pot filler, washer, dryer, garage door opener, 2 remotes, Gas line to BBQ, Reverse osmosis, water softener. HRV SYSTEM

THIS BEAUTY IS NOW COMPLETE!! IF YOU'RE LOOKING FOR COUNTRY LIVING AT IT'S FINEST THIS IS THE ONE!! ONLY MINUTES AWAY FROM SUNDRE and you can escape to the tranquility of country living with MOUNTAIN VIEWS in this stunning 2107 sq ft "custom built" bungalow by Rosewood Homes & Design! This gorgeous home has HIGH END FINISHINGS inside, as well as HARDIE BOARD & HARDIE SHAKES on the exterior! You'll love the fact the home is situated on 2.85 acres (on a quiet road, with no through traffic) and offers "BREATHTAKING VIEWS" to the west, ensuring peaceful and picturesque living! The layout has been thoughtfully designed and offers spacious rooms throughout the home, creating a balance of personal space and family connection. The impressive 9' ceilings on both floors, combined with large windows, create an open, yet inviting space! From the moment you step into the foyer you can see this is an exceptional home! The elegant hardwood floors that flow throughout the home add warmth and sophistication, and the open concept of the main floor enhances the flow and promotes interaction with family and friends! The spacious living room has custom white oak built-in's, gas fireplace for added ambience, as well as warmth. The heart of the home is always the kitchen, and this one does not disappoint! A chef's dream some may say! From the custom "white oak island, exquisite quartz countertops, to the carefully selected appliances including a 5 burner gas range, pot filler, & OVERSIZED walk-in butler pantry with floor to ceiling storage & a window that brings in loads of light! This is a perfect kitchen for culinary enthusiasts & large family gatherings! The main floor laundry features quartz countertops, LG washer and dryer, & a

large farmhouse sink. There are 4 well thought out bedrooms (one could be the perfect office) 3 of the bedrooms are on one side of the bungalow, and the huge primary suite on the other, providing a quiet and tranquil retreat! Unwind in this beautiful bedroom suite with vaulted ceilings, spacious 5 pc ensuite / soaker tub and walk in shower! BONUS is the 10' x 5' walk-in closet, and the private door to the back deck where you can enjoy your morning coffee & mountain views! The undeveloped basement awaits your creative ideas to make it your own with room for a future family room, bathroom, 2 more bedrooms and storage room/cold room. The 24x26 garage is fully finished, heated, and provides ample space for vehicles, storage or a workshop. The Well produces 20 gpm, and there is a full filtration system and water softener, which still allows for 18 gpm! Don't miss out on this rare opportunity to own a piece of paradise with a brand-new custom build, and so close to town! Call today and make your dream acreage a reality. The home comes with a NEW HOME WARRANTY. Pls note\*\* RMS sq footage is based on builder's blueprint. Call today :)