

# **\$874,900 - 35, 32375 Rr62, Rural Mountain View County**

MLS® #A2231221

**\$874,900**

3 Bedroom, 2.00 Bathroom, 2,093 sqft

Residential on 1.99 Acres

NONE, Rural Mountain View County, Alberta

This stunning private acreage with a custom built executive home is ready for new owners! The property is located 10 minutes SW of Sundre with pavement to your driveway and trails that will take you to the Red Deer River for some fishing or exploring. This elegant Greek style villa home features gorgeous tile and hardwood flooring throughout with custom built oak cabinetry and wood fireplace. The open floor plan features an eat in kitchen and the formal dining room is ideal for entertaining. The gourmet kitchen features granite counters, tile back splash, stainless steel appliances and a walk in pantry! French doors lead to an impressive primary suite which boasts TWO walk in closets, a 5 piece ensuite, a sitting area and doors leading to your covered back patio. Down the hallway you will find two more generous sized bedrooms and a 4 piece bathroom for kids or guests . Laundry is conveniently located on the main floor and boasts a gas dryer, sink and corner desk. Not one but TWO stair cases will lead you to the basement which is ready for your creative finishing ideas, with an existing cold room with washing tub and an enclosed utility room with high efficiency in slab boiler system and high velocity furnace. The attached two car garage has built in cabinetry and a floor drain. Outside you will find yourself embraced in the silence and tranquility of your large covered patio which overlooks your back yard and kids play area! A detached work shop could easily be converted back into a guest cabin and has



room for 2 more vehicles or toys. A fenced garden area is conveniently located next to a greenhouse which features a ceiling fan and power outlets. The covered firepit area also has power outlets for music and lighting with an outhouse nearby! A natural gas generator has been installed and in the event of a power outage will automatically turn on. This stunning property needs nothing but new owners to enjoy it. Pictures do not do this property justice so be sure to check out the virtual tour link.

---lawn tractor and snow blower are negotiable--

Built in 2001

### **Essential Information**

MLS® #	A2231221
Price	\$874,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,093
Acres	1.99
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	35, 32375 Rr62
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### **Amenities**

Parking	Double Garage Attached, Double Garage Detached
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# of Garages 4

## Interior

Interior Features Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Bookcases, Central Vacuum

Appliances Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Dryer, Gas Oven, Water Purifier

Heating In Floor, Forced Air, Fireplace Insert

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Yard, Storage, Outdoor Grill, Playground, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Backs on to Park/Green Space, Garden

Roof Clay Tile

Construction Concrete, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 11th, 2025

Days on Market 52

Zoning CR

## Listing Details

Listing Office CIR Realty

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