

3-4535 Township Road 320
Rural Mountain View County, Alberta

MLS # A2170968



\$1,149,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, One & 3/4		
Size:	2,271 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Parking Pad, Paved, Quad or More Detached, RV Access/Parking		
Lot Size:	6.20 Acres		
Lot Feat:	Gentle Sloping, No Neighbours Behind, Landscaped, Paved		

Heating: In Floor, Forced Air, Natural Gas, Wood

Water: Well

Floors: Ceramic Tile, Vinyl Plank

Sewer: Septic Field, Septic Tank

Roof: Asphalt

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: 31-31-4-W5

Exterior: Cedar, Log

Zoning: R-CR1

Foundation: See Remarks, Wood

Utilities: -

Features: Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork

Inclusions: Firepit, electronic dog door, solar system and heater for greenhouse

Discover the best of rural living in this charming 5-bedroom, 4-bathroom, 1 $\frac{3}{4}$ -storey log home, nestled on 6.2 acres near the community of Bergen in Mountain View County. A welcoming covered front porch invites you into a spacious entryway with ample storage. The kitchen boasts a generous island, quartz countertops, and an abundance of storage, flowing seamlessly into a large dining area with patio access. The living room, with its vaulted ceilings and brand-new wood-burning stove, opens onto the spacious upper deck, perfect for taking in the peaceful surroundings. The main floor also features a private primary suite with a 3-piece ensuite and walk-in closet. Upstairs, discover a second primary suite complete with 3 piece bath, its own covered north facing patio, and a bright, open large loft space. The walkout lower level is designed for comfort, offering high ceilings, three additional bright bedrooms, a 5-piece bathroom, a spacious living area with direct access to a stained concrete patio, plus a laundry room and ample storage. The beautifully landscaped grounds include a cozy firepit, a greenhouse, a large shed and a new pond in progress. Marvel at the brand new 32'x64' heated shop with a 20'x14' overhead door, fully insulated and ready for concrete flooring. There's also plenty of space for RV parking and a paved approach ideal for sports or parking that classic car. Located just over an hour from the Calgary airport on pavement and 10 minutes southeast of Sundre. This property offers three wells and a substantial power service, combining convenience with tranquil country living. See the 3D tour.