

# \$2,150,000 - 5460 Township Road 301, Rural Mountain View County

MLS® #A2196509

**\$2,150,000**

4 Bedroom, 3.00 Bathroom, 1,867 sqft  
Residential on 74.96 Acres

NONE, Rural Mountain View County, Alberta

Privacy & tranquillity awaits! Nestled at the end of your private drive you'll find this impeccable Custom built Home by Woodcraft Homes w/ 4 car garage, situated on 74.96 acres, home exterior features rustic stone detailing & durable Hardy Board Siding, large rock support walls add to the curb appeal, meticulously kept property, secluded, beautifully situated on higher ground, creating open views to the east, gorgeous evergreens, mixed forests & partially open versatile landscape. This timeless walkout bungalow fully developed 3734 sqft, 4 Bdrm & Den is a dream. Enter home from covered wrap around deck into country elegance in every direction, luxurious, comfortable, warm living spaces, hand crafted wood railings, gorgeous timbers enhance the vaulted ceilings, gleaming engineered hardwood & slate flooring, custom wood crank windows allowing your outdoors to be enjoyed from all spaces. Modern, well designed kitchen truly a chefs dream, oversized island & abundance of counter space, Stainless Steel appliances, Gas stove ample custom wood cabinetry & detailing, open to your cozy livingroom creating ideal entertaining space enhanced with centrally located feature stone faced woodburning f/p to complete the ambiance and keep it cozy and warm. Main floor continues with Den/office, custom built in cabinetry, 2 pc bath & Large Master w/ 5pc



luxurious ensuite; double steam shower, soaker tub, double sinks & oversized walkin closet, Mudroom shared w/ Laundry area offers custom built in cabinetry leading to impressive attached 4 car heated garage, built in shelving & workspace. The luxury continues, bright walkout basement hosts 3 good sized bedrooms, infloor heating, charming & cozy familyroom, highlighted with another stone faced woodburning F/P, impressive custom wood lounge bar includes dishwasher & bar fridge, easily seats 6, spacous games area leading out to covered aggregate patio which continues under all covered deck areas. Heated & insulated 60x34 Shop (2055sqft) w/ 12ft doors, 14 ft ceilings, property fenced on 3 sides, and gravel packed RV pad next to shop. Quick access to main Hwy 22, hour from Calgary. School bus pick up, all amenities near by in Sundre, Cremona & Water Valley only minutes away. Live the lifestyle you love, you will not be disappointed with this incredible property.

Built in 2012

### **Essential Information**

MLS® #	A2196509
Price	\$2,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,867
Acres	74.96
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address 5460 Township Road 301  
Subdivision NONE  
City Rural Mountain View County  
County Mountain View County  
Province Alberta  
Postal Code T0M 2E0

### **Amenities**

Utilities Electricity Connected, Natural Gas Connected, Satellite Internet Available, Underground Utilities  
Parking Front Drive, Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized, Parking Pad, Quad or More Attached

### **Interior**

Interior Features Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Windows  
Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Refrigerator, See Remarks, Washer/Dryer  
Heating Central, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Family Room, Living Room, Stone, Wood Burning  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### **Exterior**

Exterior Features Private Yard  
Lot Description Corners Marked, Gentle Sloping, Low Maintenance Landscape, Meadow, Native Plants, Pasture, Private, See Remarks, Treed  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Stone  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 22nd, 2025  
Days on Market 42  
Zoning 2 AG

### **Listing Details**

Listing Office

CIR Realty

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