

# \$1,085,000 - 23 Range Road 62, Rural Mountain View County

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MLS® #A2153477

**\$1,085,000**

4 Bedroom, 3.00 Bathroom, 3,632 sqft  
Residential on 4.13 Acres

N/A, Rural Mountain View County, Alberta

WOW, prestige class beyond compare, this estate property is one of the classiest parcels in the Sundre area and boasts so many wonderful and unique features, you must spend time to absorb all that is offered here. The Custom Built Designer home has elite class everything, gleaming granite, imported tile, dual sided imported travertine stone fireplace, 2 built in ovens, gas stove, 6 piece ensuite, jetted tub, large office, and a large craft room all adding to the uniqueness of this wonderful home. The kitchen is truly a chef's dream with granite countertops, 3 sinks and a table that matches the countertops. The abundance of cabinetry is custom built and there is a wet bar with fridge as well. Three large bedrooms on the second floor boast a loft that overlooks the gorgeous living area. The heated attached garage is nicely finished and is accompanied by a detached double garage with a guest suite above. Take a stroll through the natural heavily treed lot, enter the crown green area and approach the river for your private enjoyment. On your way back, relax on the huge inlaid stone patio that contains lighting and a path through a gazebo to the firepit. You have earned the right to enjoy the class, uniqueness and prestige of this wonderful property.

Built in 1995



## Essential Information

MLS® #	A2153477
Price	\$1,085,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,632
Acres	4.13
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	23 Range Road 62
Subdivision	N/A
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

## Amenities

Parking Spaces	6
Parking	Double Garage Detached, Double Garage Attached
# of Garages	4

## Interior

Interior Features	Vinyl Windows, Bookcases, Skylight(s), Vaulted Ceiling(s)
Appliances	Built-In Gas Range, Dishwasher, Dryer, Washer, Double Oven, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Basement	None

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, No Neighbours Behind, Paved
Roof	Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 29th, 2024
Days on Market	246
Zoning	CR

## Listing Details

Listing Office	Royal LePage Wildrose Real Estate-Sundre
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