

# \$925,000 - 32578 Range Road 52, Rural Mountain View County

MLS® #A2165787

**\$925,000**

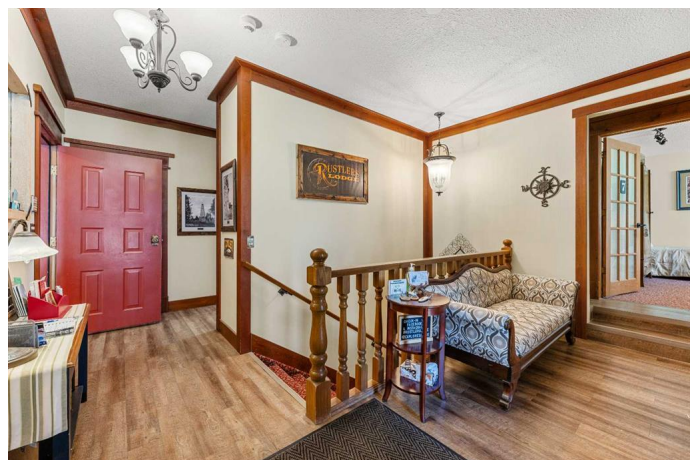
11 Bedroom, 6.00 Bathroom, 6,161 sqft  
Residential on 4.08 Acres

NONE, Rural Mountain View County, Alberta

Discover your dream family retreat just minutes from Sundre, nestled on 4.08 acres of serene, tree-lined land. This expansive estate boasts an impressive 11 bedrooms, 5 full bathrooms, and a powder room, perfect for large or multi-generational families. With over 6,168 sq. ft. of living space above ground, plus an additional 3,277 sq. ft. in the basement, there's no shortage of room for everyone. The property features a circular driveway and ample parking, making it convenient for hosting gatherings.

Originally built as a grand estate home in 1982, this property is full of character, starting with its stately entrance and solid wood doors. The highlight is the indoor pool area, equipped with a slide and a brand-new hot tub, perfect for year-round relaxation. The pool room opens onto a spacious outdoor deck and patio, offering endless possibilities for outdoor entertainment. Inside, you'll find a versatile family room that could easily be converted back into a three-car garage, or transformed into a home gym complete with a juice bar.

The main floor features a large kitchen with both casual and formal dining areas, ideal for everyday family meals or special occasions. There are four bedrooms on this level, including a master suite with patio access, a five-piece ensuite with a soaker tub, and



convenient main-floor laundry. The fully finished basement provides even more space with six additional bedrooms, a kitchenette, and plenty of storage, including two laundry rooms with ample cupboard space.

Modern touches like in-floor heating in the pool and basement areas, air conditioning, and newer European-style windows make this home as comfortable as it is spacious. The well and septic system are in excellent condition, ensuring you can enjoy rural living without any worries.

Outdoor amenities include a large storage shed, workshop, and fire pit area, with plenty of space for cars, trucks, and RVs. Whether you're looking for a home office, home theater, or fitness room, this property has the space and versatility to meet all your needs. Numerous upgrades, including a brand-new pool room roof in 2024, ensure that this home is move-in ready.

Built in 1981

### Essential Information

MLS® #	A2165787
Price	\$925,000
Bedrooms	11
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	6,161
Acres	4.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	32578 Range Road 52
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

### **Amenities**

Parking	Off Street
# of Garages	10

### **Interior**

Interior Features	Bar, Ceiling Fan(s), Double Vanity, High Ceilings, No Smoking Home, Natural Woodwork, Pantry, Storage, Wet Bar, Walk-In Closet(s)
Appliances	See Remarks
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Private Yard
Lot Description	Irregular Lot, Lawn, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 13th, 2024
Days on Market	208
Zoning	11

### **Listing Details**

Listing Office	Coldwell Banker Vision Realty
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