

# \$1,039,000 - 5278 Township Road 331 A, Rural Mountain View County

MLS® #A2206105

**\$1,039,000**

5 Bedroom, 3.00 Bathroom, 1,569 sqft  
Residential on 40.80 Acres

NONE, Rural Mountain View County, Alberta

This Beautifully Developed Bungalow Offers the Perfect Blend of Privacy, Space, and Convenience, Situated on 40 Scenic Acres Just North of Town. Enjoy the Peace of Country Living While Being Only Minutes From all Essential Amenities. The Bright and Sunny Main Floor Features an Open-Concept Design with Large Windows That Fill the Home with Natural Light. Step Outside onto the Wrap-Around Deck that Extends Along Three Sides of the Home, Providing Stunning Views and the Perfect Spot to Relax or Entertain. The Primary Suite is a True Retreat, Complete With a Private Ensuite and Walk-in Closet. The Main Floor Laundry, Conveniently Located Just off the Garage Entrance, Adds to the Home's Thoughtful Design and Functionality. The Fully Developed Basement Expands your Living Space with an Oversized Living Room, Three Additional Bedrooms, and a 4-piece Bathroom, Making it Perfect for Guests, a Growing Family, or a Secondary Living Space. Outside, Youâ€™ll Find So Many Extras! The Large Shop Features Two Overhead Doors and a Mezzanine Storage Area, Providing Ample Space for Equipment, Vehicles, or Hobbies. Additional Features Include a Greenhouse, Garden, Multiple Shelters, a Tack Shed, and Waterersâ€™ Perfect for Livestock or Hobby Farming. The Property is Fully Fenced and Cross-fenced, Offering Excellent Setup for Animals or Agricultural



Use. Don't Miss this Rare Opportunity to Own a Beautiful Acreage with Modern Comforts, Endless Possibilities, and an Unbeatable Location.

Built in 2002

### Essential Information

MLS® #	A2206105
Price	\$1,039,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,569
Acres	40.80
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	5278 Township Road 331 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry
Appliances	Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener
Heating	In Floor, Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Garden, Landscaped, Pasture
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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