

# \$1,159,900 - 24, 5209 Township Road 325 A, Rural Mountain View County

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MLS® #A2218578

**\$1,159,900**

5 Bedroom, 5.00 Bathroom, 2,722 sqft  
Residential on 2.47 Acres

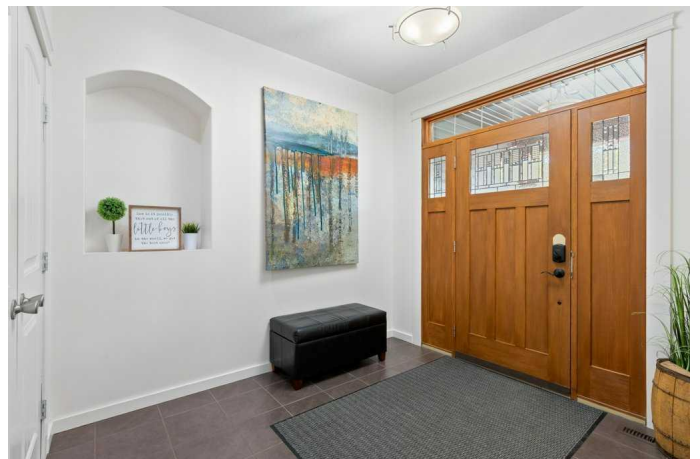
NONE, Rural Mountain View County, Alberta

PRICE IMPROVEMENT! Welcome to your dream retreat, perfectly situated on the outskirts of Sundre. This stunning property offers the best of refined country livingâ€”privacy, elegance, and resort-style amenitiesâ€”all tucked behind a natural wall of mature spruce trees on a fully fenced and beautifully manicured acreage.

The 2.47 acre yard is an entertainerâ€™s paradise, featuring a large deck, natural gas-heated pool, hot tub, fire pit, playground, garden and a covered patio area ideal for hosting or relaxing year-round. The outdoor space is thoughtfully designed to maximize comfort, function, and privacy.

Inside, the spacious country kitchen is a chefâ€™s dream, complete with a massive granite island, professional-grade fridge, and quality finishes throughout. The main floor offers a convenient bedroom with its own 4-piece ensuiteâ€”perfect for guests or extended family. Large office space right off the kitchen and convenient main floor laundry. A cozy living room with a stone-faced woodstove, high ceilings, and large windows invites you to unwind in comfort and natural light.

Upstairs, three generously sized bedrooms include a luxurious primary suite with beautiful



MOUNTAIN views and a massive spa-inspired 5-piece ensuite. Enjoy sunsets on the rooftop patio. A large 4 piece bath with separate vanity room finishes off the upper level.

The fully finished basement expands your living space with a large family room, flex space, gym area, cold room, hobby room and an additional bright bedroomâ€”offering flexible options for family, hobbies, or guests.

Additional features include an oversized, heated 3 car garage, room to build a shop/add large shed, large parking pad with power, high producing well and many additional planted trees that enhance the propertyâ€™s landscape and future privacy. Located in a well-maintained neighborhood that reflects pride of ownership, this property is just minutes from Sundreâ€™s amenities, including the golf course, hospital, shopping and on the doorstep of the West Country for all your outdoor adventures. Just over an hour to NW Calgary.

Built in 2010

### **Essential Information**

MLS® #	A2218578
Price	\$1,159,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,722
Acres	2.47
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

## Community Information

Address	24, 5209 Township Road 325 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

## Amenities

Utilities	Electricity Paid For, Electricity Purchaser to Verify, Heating Paid For, Phone Not Available, Water Paid For
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Stone, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Fire Pit, Playground
Lot Description	Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	54
Zoning	R-CR1

## Listing Details

Listing Office

CIR Realty

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