

# **\$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

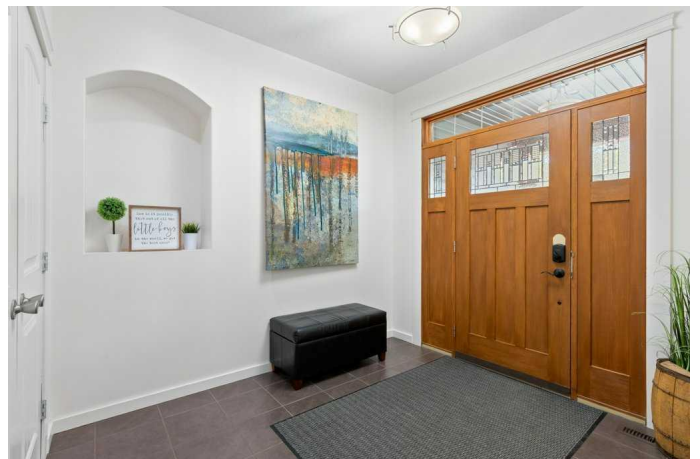
NONE, Rural Mountain View County, Alberta

PRICE IMPROVEMENT! Welcome to your dream retreat, perfectly situated on the outskirts of Sundre. This stunning property offers the best of refined country living—privacy, elegance, and resort-style amenities—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 entertainer'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 chef'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 ensuite—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 bedroom 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 property's landscape and future privacy. Located in a well-maintained neighborhood that reflects pride of ownership, this property is just minutes from Sundre'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        | Dishwasher, Garage Control(s), Gas Stove, Washer/Dryer, Window Coverings, Built-In Refrigerator |
| 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, Fire Pit, Playground, Private Entrance |
| Lot Description   | Rectangular Lot, Views                          |
| Roof              | Asphalt Shingle                                 |
| Construction      | Wood Frame, Vinyl Siding                        |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 94             |
| Zoning         | R-CR1          |

## Listing Details

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