

\$960,000 - 123, 5446 584 Highway, Rural Mountain View County

MLS® #A2240425

\$960,000

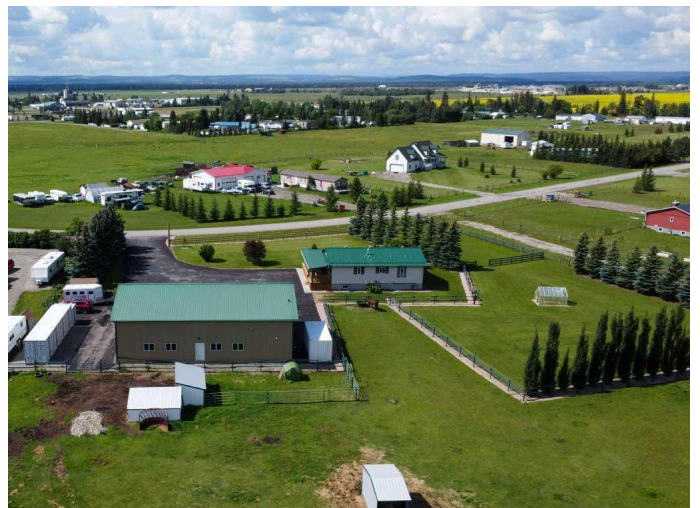
4 Bedroom, 3.00 Bathroom, 1,243 sqft
Residential on 5.61 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your pristine 5.61-acre horse-ready oasis just minutes from the charming town of Sundre! This immaculately maintained property is fully fenced and thoughtfully set up for equestrian living, featuring an outdoor riding arena. The highlight is a massive 2,576 sq ft heated shop with infrared heat, 14'™ and 12'™ overhead doors, a 2-piece bathroom, 50-gallon hot water tank, built-in metal toolboxes with drawers, workbench, and parking for up to 8 vehicles – ideal for hobbyists, mechanics, or storage. A full security system protects both the shop and yard.

The 1,242 sq ft bungalow offers a total of 4 bedrooms and a fully developed basement, perfect for families or guests. The primary suite includes a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. The home features a new metal roof and covered wrap-around deck (updated just 2 years ago with a \$65,000 investment), providing the perfect spot to unwind and enjoy peaceful country views.

The paved driveway offers ample space for outdoor parking, adding to the convenience and functionality of this rare acreage package. Whether you're a horse lover, car enthusiast, or simply seeking the tranquility of



country living with turn-key infrastructure – this one checks every box! Located just minutes from Sundre, where you’ll find everything you need – hospital, grocery store, doctors, dentist, hair salons, restaurants, elementary and high schools, a hockey rink, library, recreation centre with indoor pool, and even an Arts Development Centre offering live theatre and music.

Plus, you’re only a short drive to Ya Ha Tinda, where wild horses roam free and the foothills meet the mountains, offering breathtaking views and outdoor adventure.

This is acreage living at its finest – impeccably maintained, expertly set up, and surrounded by natural beauty and community charm.

Built in 2000

Essential Information

MLS® #	A2240425
Price	\$960,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,243
Acres	5.61
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	123, 5446 584 Highway
Subdivision	NONE

City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	20
Parking	Additional Parking, Garage Door Opener, Heated Garage, Oversized, Paved, RV Access/Parking, Secured, Workshop in Garage, Asphalt, Quad or More Detached
# of Garages	8

Interior

Interior Features	French Door, Open Floorplan
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters, RV Hookup, Storage
Lot Description	Landscaped, Lawn, No Neighbours Behind, Paved, Treed, Pasture
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 16th, 2025
Days on Market	20
Zoning	11

Listing Details

Listing Office	Real Broker
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