\$865,000 - 10, 32376 760 Highway, Rural Mountain View County

MLS® #A2206156

\$865,000

3 Bedroom, 2.00 Bathroom, 3,266 sqft Residential on 6.77 Acres

NONE, Rural Mountain View County, Alberta

A One-of-a-Kind Acreage Retreat on the Red Deer River â€" \$865,000

Just a mile south of Sundre on Bergen Road, this breathtaking 6.8-acre property is a hidden gem bordering the Red Deer River. With a mix of towering trees, rolling terrain, a gentle ravine, and a seasonal creek, this is the kind of place that feels like a private nature reserveâ€"all just minutes from town and easily accessible off pavement.

At the heart of the property is a truly unique home that blends the charm of a classic 1960s bungalow with the striking beauty of a timber-frame addition. An incredibly spacious 3266 sq ft with the original portion of the house being warm and inviting ranch bungalow, featuring a spacious country kitchen, a cozy breakfast nook, and a dining area perfect for gathering with family and friends. The rich character of natural wood plank flooring, complemented by slate and tile, adds a rustic elegance throughout.

The timber-frame addition takes this home to another level, offering a stunning great room with soaring ceilings, ideal for showcasing statement furniture and artwork. The master retreat is an oasis of its own, complete with a large ensuite featuring a step-in shower and a classic clawfoot tub. Overlooking the great room, an upper library provides a peaceful nook to read and relax.

Every window frames a stunning view, and the







massive west-facing deck off the kitchen is the perfect spot to soak in the serenity of the surroundings. Whether you're enjoying morning coffee or watching the sunset, the scenery here is nothing short of spectacular. Adding to the charm, this property offers more than just a beautiful home. A heated studio, originally a garage, is currently used as a music room but would make an incredible exercise space, workshop, or artisan studio. A small, character-filled barn completes the picture, offering endless possibilities for hobby farming, storage, or creative projects. With stainless steel appliances, the comfort of in-floor heating in the timber-frame section, and an unbeatable location, this property is a rare find. Whether you're looking for a peaceful retreat, an artist's sanctuary, or a nature lover's paradise, this one has it all. Don't miss your chance to own this extraordinary acreage!

Built in 1966

Essential Information

MLS® # A2206156 Price \$865,000

Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 3,266 Acres 6.77 Year Built 1966

Type Residential Sub-Type Detached

Style Acreage with Residence, 1 and Half Storey

Status Active

Community Information

Address 10, 32376 760 Highway

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M1X0

Amenities

Parking Driveway, None, Off Street, Outside

Is Waterfront Yes

Waterfront Creek, River Access, River Front

Interior

Interior Features Beamed Ceilings, Chandelier, High Ceilings, Natural Woodwork, No

Smoking Home, Open Floorplan

Appliances Dishwasher, Dryer, Gas Stove, Refrigerator, Washer

Heating In Floor, Forced Air, Hot Water, Natural Gas

Cooling None

Has Basement Yes

Basement Unfinished, Partial

Exterior

Exterior Features Barbecue

Lot Description Creek/River/Stream/Pond, Treed, Views, Waterfront, Wooded

Roof Metal

Construction Stone, Stucco, Wood Frame, Post & Beam, Wood Siding

Foundation Poured Concrete, Slab

Additional Information

Date Listed March 28th, 2025

Days on Market 205

Zoning CR

Listing Details

Listing Office REMAX ACA Realty

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