

**236, 5241 325A Township  
Rural Mountain View County, Alberta**

**MLS # A2263938**



# \$849,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,162 sq.ft.	<b>Age:</b>	1998 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Double Garage Detached, Gate		
<b>Lot Size:</b>	2.39 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Garden, Gentle Sloping, Many Trees, Private, Views		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Ceramic Tile, Hardwood

**Roof:** Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Central Vacuum, Separate Entrance, Wet Bar

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 34-32-5-W5

**Zoning:** CR

**Utilities:** -

**Inclusions:** See above

THIS IS THE ONE! This move-in-ready acreage east of Sundre in the very desirable community of \*Osadchuk heights\* is unique, very well cared for and waiting for a new family. Set privately amongst mature spruce trees, this fully fenced property is acreage living just minutes from town conveniences. The home welcomes you with a warm and inviting main floor, featuring a spacious primary bedroom with an ensuite bathroom and a bright office—ideal for remote work or a cozy reading nook. Natural light fills the open kitchen-dining room, perfect for hosting or creating memories. Settle down at night in the family room and watch the sun set while keeping warm by the natural gas fireplace. Upstairs, a comfortable living room and second bedroom- and bathroom- open to a beautiful balcony, where you can relax with a cup of coffee while listening to birds sing or take in the fresh mountain air. Make it the ultimate office space with beautiful mountain views or a massive master bedroom area with ensuite and private living space! The fully developed basement provides exceptional additional living space, including a huge rec room perfect for entertaining, a guest bedroom, a full bathroom, and a thoughtfully designed canning and cold storage room—a dream for gardeners! The WALK-OUT basement also allows opportunity for additional separate living with its own entrance and parking space. Outside, this property truly shines. The landscaped yard offers a garden area, a well-equipped workshop for projects and hobbies, and a cozy fire pit area surrounded by nature—ideal for summer evenings under a canopy of stars. Two additional sheds on the property give more options for toys or storage. \*Finding the right home starts here\*! 5 minutes from Sundre and 25 minutes to Olds.