

\$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 youâ€™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 youâ€™re looking for a peaceful retreat, an artistâ€™s sanctuary, or a nature loverâ€™s paradise, this one has it all. Donâ€™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

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|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 127 |
| Zoning | CR |

Listing Details

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| Listing Office | REMAX ACA Realty |
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