

\$1,488,800 - 15, 5048 Township Road 320, Rural Mountain View County

MLS® #A2253341

\$1,488,800

5 Bedroom, 4.00 Bathroom, 2,933 sqft
Residential on 2.02 Acres

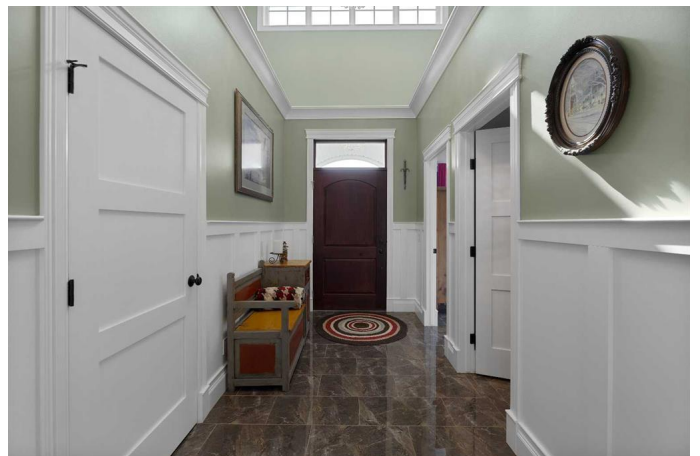
NONE, Rural Mountain View County, Alberta

Welcome to Spruce Ridge Acres – a truly one-of-a-kind custom home designed and built with uncompromising attention to detail.

The main level offers an impressive open-concept layout featuring a chef's kitchen, elegant dining area, and inviting living room with soaring vaulted ceilings. The kitchen is a showstopper with custom cabinetry, granite countertops, a gas range, oversized island with built-in wine fridge, and a walk-in pantry. The living room centers around a striking gas fireplace, framed by expansive windows that fill the space with natural light and provide serene views of the park-like property.

From the dining area, garden doors open onto a spectacular outdoor living space. The expansive deck is perfect for entertaining with its own gas fireplace, heaters, and convenient hookups for your grill.

The primary suite is a true retreat. A double-sided gas fireplace warms both the bedroom and the spa-inspired ensuite, which features a soaker tub, oversized glass shower, and his-and-hers closets. Every fixture throughout the home has been carefully selected, with elegant Kohler brushed nickel finishes adding timeless sophistication.



The main floor also includes a stylish laundry room with built-in cabinetry, a second bedroom with walk-in closet, and a full bathroom.

Upstairs, youâ€™ll find an additional living space complete with a second kitchen, full bathroom, storage room, and generously sized bedroomâ€”ideal for extended family, guests, or a private retreat.

The fully finished basement is designed for both wellness and entertainment. Highlights include a spacious gym (with equipment included), a tanning room, a large family room with built-in surround sound, two more bedrooms with custom shelving, and dual furnace rooms for efficiency.

For vehicle and storage needs, the property boasts a triple attached garage plus a double detached garage. RV parking and power beside the detached garage as well.

The outdoor space is equally impressive. The yard has been meticulously landscaped with mature trees, perennial gardens, apple trees, a stunning greenhouse, and a productive garden. River rock and black mulch have been artfully placed to accent the professional landscaping, ensuring year-round beauty and low maintenance.

This property is more than just a homeâ€”itâ€™s a lifestyle. Every feature reflects the quality, care, and vision poured into its creation. You truly must experience Spruce Ridge Acres in person to appreciate all it has to offer.

Built in 2016

Essential Information

MLS® #

A2253341

Price	\$1,488,800
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,933
Acres	2.02
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	15, 5048 Township Road 320
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, See Remarks
Parking	Double Garage Detached, Gravel Driveway, RV Access/Parking, Triple Garage Attached
# of Garages	5

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Bath, Double Sided, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Rain Gutters, RV Hookup
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2025
Days on Market	7
Zoning	R-CR1

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.