

\$1,169,000 - 32101 Range Road 52, Rural Mountain View County

MLS® #A2197607

\$1,169,000

3 Bedroom, 4.00 Bathroom, 1,411 sqft
Residential on 6.42 Acres

NONE, Rural Mountain View County, Alberta

Stunning 6.42-Acre Property with Mountain Views in Bergen, Alberta – A Nature Lover’s Paradise

Nestled just one hour from Calgary, near the charming town of Sundre, this 6.42-acre property in Bergen, Alberta, offers a perfect blend of privacy, natural beauty, and modern comfort. Surrounded by mature trees and breathtaking mountain views, this stunning location is an ideal retreat for those seeking tranquility and space.

The spacious walkout home features 3 bedrooms (with the potential for a 4th bedroom, as the office can easily be converted), 3.5 bathrooms, and a layout designed to capture the stunning west-facing views. The main level includes a master suite with an ensuite bathroom, main-level laundry for convenience, and bright living spaces that bring the outdoors in. Beautiful decks provide the perfect space for entertaining and enjoying the picturesque surroundings.

The kitchen is large, functional, and features a walk-in pantry and spacious island. A grand entrance leads to a mudroom with a two-piece bathroom directly off the attached double garage, which offers plenty of storage and parking space. Downstairs, you'll find a family room, office, gym or storage room, two large bedrooms, and two additional bathrooms. The property is wired for a backup generator, and a new well drilled in 2024 produces 20



gallons per minute, ensuring ample water supply.

For added charm, a fully furnished two-bedroom, three-season cottage provides a wonderful space for guests, hobbies, storage, or an office (permitted for storage).

The shop is 80x30 and has workshop space already set up, a two piece bathroom and storage areas, outside you will also find two parking spots for RVs with power and water setup.

Enjoy peaceful evenings at the gazebo and firepit, and take in the natural surroundings, birds, wildlife and peace.

For those with green fingers, a thriving vegetable garden completes this idyllic country escape, The land is the perfect size to create a small hobby farm or homestead or to have a horse or two.

Book a showing today, Properties like this are rare.

Built in 2015

Essential Information

MLS® #	A2197607
Price	\$1,169,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,411
Acres	6.42
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address 32101 Range Road 52

Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Garage Door Opener, Parking Pad, RV Access/Parking, 220 Volt Wiring, Driveway, Gravel Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Washer, Water Softener, Window Coverings, Oven-Built-In, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Dog Run, Fire Pit, Storage
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape, Many Trees, Garden, Lawn, Secluded, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2025
Days on Market	15
Zoning	CR1

Listing Details

Listing Office

Real Broker

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