

\$1,225,000 - 5241 Township Road 320, Rural Mountain View County

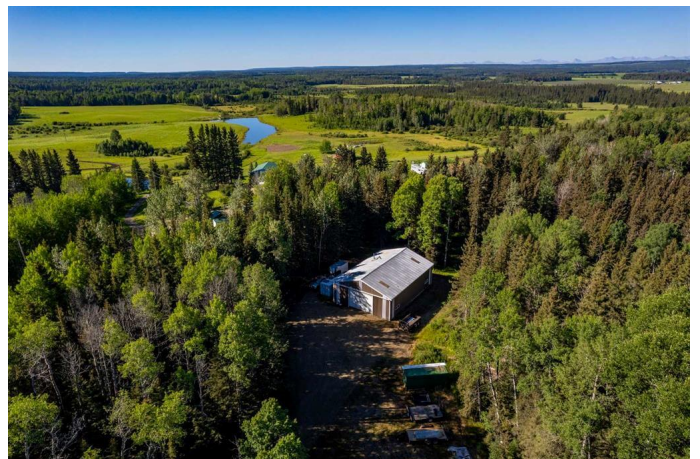
MLS® #A2248109

\$1,225,000

6 Bedroom, 3.00 Bathroom, 2,324 sqft
Residential on 40.03 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your private 40 +/- acre rural oasis! A rare and versatile property that truly has it all. This beautifully finished walk-out bungalow offers 5,000+ Sq Ft, 6 bedrooms and 3 bathrooms. Upon entering the foyer, you will immediately notice the T&G CEDAR CEILING with dark accent BEAMS. To your left up a short run of stairs is access to 2 bedrooms plus the primary suite with 3-piece ensuite. Straight ahead is the main 4-piece bathroom, and then up another short run of stairs is your Kitchen and Dining spaces which is then open to a large living room offering an office nook with a picture window to the rec room and a WOOD BURNING FIREPLACE complete with a hearth, stone & wood mantel. Here you can also look west to your MOUNTAIN VIEWS. Through the living room is an additional rec/play space open to the lower level. This home offers a unique layout that has been optimized to suit a large family. Access to the basement is off the upper rec space or from the foyer. Downstairs you will find a 3-piece bathroom as well as a massive recreation/games space, complete with a PELLET STOVE, dry bar, and family room. From here a large STORAGE space connects you to 3 more bedrooms and the laundry room. With more recent UPDATES include vinyl plank flooring on the main floor, updated interior doors, new carpet & trim on the north side of the home, and updated main floor



bathroom. This home is perfect for families or those who love to entertain while enjoying their own piece of rural paradise. This is a place where you come home from work and can truly unwind, while being able to support your inner child with plenty of recreational opportunities right here for you and the kiddos! No need to fight for a camping spot with what this parcel has to offer. The outdoors impress with an array of features including the convenience of a CARPORT right off the house, a large west DECK (partially covered) that wraps to the south side of the home, a 32'x24' HEATED GARAGE/WORKSHOP, multiple sheds, a 24'x32' BARN for the horse lovers with finished LOFT (did someone say poker night)? Plus a 60'x42' HEATED SHOP with its own well, septic system, power, gas and RI for a bathroom! Explore WALKING TRAILS, a MOTOCROSS TRACK, and 2 large spring fed PONDS stocked with rainbow trout. All this plus a dock for swimming in summer and a perfect skating surface in winter for year-round enjoyment! The year round flowing creek that meanders through the land can be heard running in the background and adds to this property's retreat feel. With ~25 ACRES OF FENCED PASTURE, a lush garden, and abundant privacy, this property is a true rural haven just waiting for its next chapter. Enjoy the peace of rural living without feeling isolated â€” conveniently located just off pavement, only 10 minutes to the community of Sundre & only 30 minutes to the larger center of Olds. GST due diligence required.

Built in 1977

Essential Information

MLS® #	A2248109
Price	\$1,225,000
Bedrooms	6

Bathrooms	3.00
Full Baths	3
Square Footage	2,324
Acres	40.03
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	5241 Township Road 320
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking	Additional Parking, Double Garage Detached, RV Access/Parking, Carport, Oversized, Quad or More Detached, Workshop in Garage
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Laminate Counters
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings
Heating	Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Pellet Stove, Recreation Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Irregular Lot, Many Trees, Pasture, Private,

	See Remarks
Roof	Metal
Construction	Stucco
Foundation	Block

Additional Information

Date Listed	August 14th, 2025
Days on Market	79
Zoning	Ag

Listing Details

Listing Office	Quest 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.