

\$539,900 - 127 - 5446 Hwy 584, Sundre

MLS® #A2115338

\$539,900

3 Bedroom, 3.00 Bathroom, 1,383 sqft

Residential on 4.30 Acres

NONE, Sundre, Alberta

This type of acreage doesn't come around everyday! If you want all the pluses that acreage life offers, but want to be close to town for amenities, and trips back and forth to school etc. the property is located perfectly. If you are wanting to live in the country and still needing to commute to Calgary for work, then it's perfect too. The property offers a great deal of potential with the fenced pasture for your country critters, a private exterior door leading to the basement for a home based business or space for your mother-in-law or company for those extended stays/visits. Walking out the patio doors there is a beautiful deck at the back of the home as well as a sitting area out the front door for entertaining, BBQ's or just for relaxing with your morning coffee while you ready yourself for the day. Just off the rear deck is a fire pit to sit around and star gaze in the evenings in the peace and quiet with no neighbors behind the home. There is no lacking for space outside for the kids to play, ride the horse, plant the garden, enjoy the raspberry bushes or just sit back, relax and enjoy your sanctuary, speaking of sanctuaries this property is located three minutes west of Sundre, and mere minutes from the well known beautiful west country with lakes, rivers, camping, hiking, quadding galore. The home has had extensive renos throughout, not limited to paint, flooring, kitchen revamped with a large wall pantry, storage area. New stainless steel appliances, light fixtures, ceiling fan, new tub and surround, new toilets, pellet



wood stove added to the garage, on that note did I mention that the home has a double attached garage with 220 power, car port and paved parking pad, so there's not only plenty of space to park but also if mechanics or wood working is your hobby, the very large workspace in the garage would be wonderful. This home has three bedrooms upstairs, which is a huge plus if your children are younger and you want them close at night, it also boasts a very large entertainment/bonus room in the basement if you have teenagers that are wanting some space. The home also has laundry hookups upstairs with a spare set of stackable washer and dryer downstairs in storage if you are wanting to have the laundry on the main floor. There is also laundry set up in the basement as well that the sellers utilize at present. The basement has plenty of space for endless possibilities to create for your family. The home has brick composite siding and newer shingles, so there are no exterior expenses in the near future to worry about. The home owners have shown pride in ownership and have been on top of everything maintenance wise with this property. This property is sale ready as the septic tank was just cleaned, furnace serviced and recent water report on file, speaking of water, the water well on this property produces 10 gpm. Everything is set for a smooth transition to the new owners so they can move in, relax and get to meet some great neighbors in this community!

Built in 1968

Essential Information

MLS® #	A2115338
Price	\$539,900
Sold Price	\$536,000
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,383
Acres	4.30
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	127 - 5446 Hwy 584
Subdivision	NONE
City	Sundre
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Parking Spaces	8
Parking	Carport, Double Garage Attached, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Appliances, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Pasture, Private
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2024
Date Sold	April 19th, 2024
Days on Market	29
Zoning	CR1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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