

\$1,299,000 - 2049 Township Road 304 Township, Rural Mountain View County

MLS® #A2210444

\$1,299,000

6 Bedroom, 5.00 Bathroom, 2,910 sqft
Residential on 5.02 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your dream country estate!
Nestled on 5 beautifully landscaped acres, this stunning 2014-built bungalow offers nearly 5,500 sq. ft. of total living space and delivers the perfect blend of luxury, comfort, and functionality.

Step into the grand open-concept main floor featuring a spacious living room with a double-sided fireplace and wired surround sound that extends throughout the home and outdoors. The chef-inspired kitchen is a true showstopper with quartz countertops, built-in appliance storage, cooktop stove, dual ovens, and a massive walk-in pantry. The large dining room is ideal for entertaining, and just off the main space is a 23' x 13.5' sunroom with a wood-burning stove and tile flooring that mimics hardwood – the perfect cozy retreat.

The main floor boasts three generous bedrooms, each with their own en-suite and walk-in closet. The luxurious primary suite includes a spa-like bathroom with dual showers, jetted tub, double sinks, and a huge walk-in closet with his-and-her built-in shelving. A large laundry room with sink and ample cabinetry adds to the convenience of main-level living.

The fully developed basement features in-floor heating throughout, three additional spacious



bedrooms, a large family room, a recreation room, and a second built-in kitchen with island, dishwasher, fridge, and plenty of cabinet space – ideal for hosting or multi-generational living. Two storage rooms provide even more functional space.

Step outside to enjoy two expansive decks (23' x 13.5' and 41' x 13'), a 15.5' x 15' covered hot tub area with a high-end La-Z-Boy spa, and a beautifully designed fire pit area. The triple attached garage is oversized at 37' x 27', complete with in-floor heating, built-in cabinets, a workbench, and its own closet.

For the hobbyist or business owner, the **60' x 40' shop** is a dream come true with over 16' ceilings and a 14' garage door – perfect for large equipment, RV storage, or workshop use.

This property is surrounded by mature trees and open grass areas, offering the serenity of country living while still providing all the modern amenities you could want. Don't miss your opportunity to own this incredible acreage – the lifestyle you've been waiting for is here!

Built in 2014

Essential Information

MLS® #	A2210444
Price	\$1,299,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,910
Acres	5.02
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	2049 Township Road 304 Township
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M0N0

Amenities

Parking	Heated Garage, Oversized, Paved, Triple Garage Attached
# of Garages	3

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Wired for Sound
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Double Sided, Sun Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit
Lot Description	Few Trees
Roof	Asphalt Shingle
Construction	Stone, Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2025
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Days on Market	10
Zoning	R-CR

Listing Details

Listing Office	Real Broker
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