

# \$865,000 - 10, 32376 760 Highway, Rural Mountain View County

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MLS® #A2206156

**\$865,000**

3 Bedroom, 2.00 Bathroom, 3,266 sqft  
Residential on 6.77 Acres

NONE, Rural Mountain View County, Alberta

A One-of-a-Kind Acreage Retreat on the Red Deer River â€” \$865,000

Just a mile south of Sundre on Bergen Road, this breathtaking 6.8-acre property is a hidden gem bordering the Red Deer River. With a mix of towering trees, rolling terrain, a gentle ravine, and a seasonal creek, this is the kind of place that feels like a private nature reserveâ€”all just minutes from town and easily accessible off pavement.

At the heart of the property is a truly unique home that blends the charm of a classic 1960s bungalow with the striking beauty of a timber-frame addition. An incredibly spacious 3266 sq ft with the original portion of the house being warm and inviting ranch bungalow, featuring a spacious country kitchen, a cozy breakfast nook, and a dining area perfect for gathering with family and friends. The rich character of natural wood plank flooring, complemented by slate and tile, adds a rustic elegance throughout.

The timber-frame addition takes this home to another level, offering a stunning great room with soaring ceilings, ideal for showcasing statement furniture and artwork. The master retreat is an oasis of its own, complete with a large ensuite featuring a step-in shower and a classic clawfoot tub. Overlooking the great room, an upper library provides a peaceful nook to read and relax.

Every window frames a stunning view, and the



massive west-facing deck off the kitchen is the perfect spot to soak in the serenity of the surroundings. Whether youâ€™re enjoying morning coffee or watching the sunset, the scenery here is nothing short of spectacular. Adding to the charm, this property offers more than just a beautiful home. A heated studio, originally a garage, is currently used as a music room but would make an incredible exercise space, workshop, or artisan studio. A small, character-filled barn completes the picture, offering endless possibilities for hobby farming, storage, or creative projects. With stainless steel appliances, the comfort of in-floor heating in the timber-frame section, and an unbeatable location, this property is a rare find. Whether youâ€™re looking for a peaceful retreat, an artistâ€™s sanctuary, or a nature loverâ€™s paradise, this one has it all. Donâ€™t miss your chance to own this extraordinary acreage!

Built in 1966

**Essential Information**

|                |   |
|----------------|---|
| MLS® #         | A2206156                                  |
| Price          | \$865,000                                 |
| Bedrooms       | 3   |
| Bathrooms      | 2.00                                      |
| Full Baths     | 2   |
| Square Footage | 3,266                                     |
| Acres          | 6.77                                      |
| Year Built     | 1966                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 10, 32376 760 Highway      |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M1X0                     |

### Amenities

|               |                                     |
|---------------|-------------------------------------|
| Parking       | Driveway, None, Off Street, Outside |
| Is Waterfront | Yes                                 |
| Waterfront    | Creek, River Access, River Front    |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer  |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Partial, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Barbecue  |
| Lot Description   | Creek/River/Stream/Pond, Treed, Views, Wooded, Waterfront |
| Roof              | Metal   |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding, Post & Beam       |
| Foundation        | Poured Concrete, Slab                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 20               |
| Zoning         | CR               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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