

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

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 you'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 you're looking for a peaceful retreat, an artist's sanctuary, or a nature lover's paradise, this one has it all. Don'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	Acreage with Residence, 1 and Half Storey
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	Chandelier, High Ceilings, No Smoking Home, Open Floorplan, Beamed Ceilings, Natural Woodwork
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

### **Exterior**

Exterior Features	Barbecue
Lot Description	Creek/River/Stream/Pond, Treed, Views, Waterfront, Wooded
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	7
Zoning	CR

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.