

\$850,000 - 10, 32376 Highway 760, Rural Mountain View County

MLS® #A2271485

\$850,000

3 Bedroom, 3.00 Bathroom, 3,175 sqft
Residential on 6.77 Acres

NONE, Rural Mountain View County, Alberta

Calling all nature lovers, people who love to fish, kayak, canoe, families who love to explore and even musicians! Just a 5-minute drive south of Sundre or a 60-minute commute from Stoney Trail, this property is more than a home, it's a lifestyle. There are endless possibilities including homesteading, embracing a peaceful retirement, and creating music in the beautiful studio with phenomenal acoustics! Boasting 6.77 acres to explore you can hike down from the house to the Red Deer river and enjoy the serenity it has to offer. To the North of the property is crown land that you can also go for walks through and to the West of the House you can enjoy mountain views. The house itself is a well-kept renovated bungalow with beautiful rustic hardwood floors throughout. From the cozy dining nook, to the wood burning stove, to the wood finishes, to the 3 bedrooms and 2 full bathrooms- this is a home with great charm and ready for new memories to be made in. We would be amiss to not boast about the beautiful spacious addition that was built by Heritage Timber Frames with extra care as a studio to showcase the owner's concert grande piano. This addition was built with extra care, from the triple pane glass Loewen windows, weeping tile (added both to the addition and original cabin), Decra shingle panel metal roof (with a 50 year warranty), and soaring wood



beams, there are endless possibilities one can do with this space. The intentionality doesn't stop there with the exterior showcasing decorative rocks that were lovingly picked from the Red Deer river. There are a few additional buildings on the property including a separate heated studio that could be a fabulous man cave or teen hang out spot, 2 garden sheds and a barn with water to it. There are also additional power and well services that the previous owners created with thoughts of building an additional residence. This is a property you don't want to miss!

Built in 1966

Essential Information

MLS® #	A2271485
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,175
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 Highway 760
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

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

Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Chandelier, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Barbecue, Other, Private Yard, Storage
Lot Description	Creek/River/Stream/Pond, Landscaped, Lawn, Private, Treed, Views, Waterfront, Wooded
Roof	Metal
Construction	Stone, Stucco, Wood Siding
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	November 19th, 2025
Days on Market	1
Zoning	1

Listing Details

Listing Office	RE/MAX First
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