

# \$189,900 - 32513 Highway 760, Rural Mountain View County

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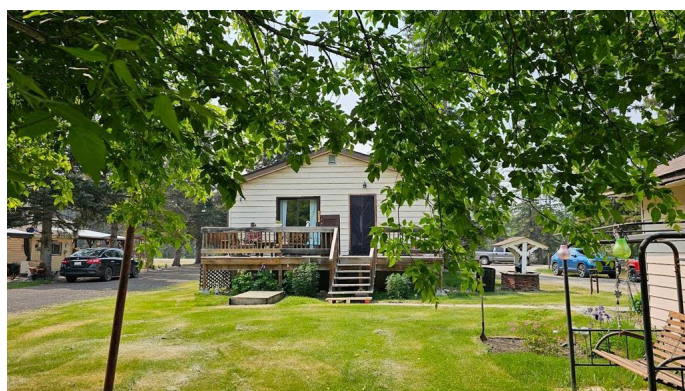
MLS® #A2230955

**\$189,900**

2 Bedroom, 1.00 Bathroom, 937 sqft  
Residential on 0.50 Acres

NONE, Rural Mountain View County, Alberta

"Not Too Big, Not Too Small! Just Right!"  
Once upon a time, nestled just minutes from Sundre, there was a just right little bungalow tucked away on a lovely half-acre lotâ€”perfect for a Goldilocks-sized lifestyle. Whether youâ€™re starting your story or turning the page to retirement, this cozy 2-bedroom charmer is waiting to WELCOME YOU HOME. Step inside & youâ€™ll find a spacious kitchen with warm knotty pine cabinets & plenty of counter spaceâ€”roomy enough for Papa Bearâ€™s big breakfasts, Mama Bearâ€™s baking days, & Baby Bearâ€™s cereal mornings. Whether itâ€™s Sunday dinners or afternoon snacks, the heart of this home is ready to host family gatherings with comfort & ease. The large living room gives you plenty of options to arrange your furniture just rightâ€”whether you love curling up with a book or hosting cozy movie nights. The extra-large primary bedroom has all the space you need for your favorite bed, dressers, & maybe even a reading nook in the corner. The second bedroom is thoughtfully designed with built-in cabinets & a closetâ€”perfect for guests, grandkids, or a home office den. In true fairy-tale fashion, the home also offers an inviting east-facing 24x8 deckâ€”perfect for sipping your morning coffee while the sun rises or enjoying a spot of tea in the afternoon. Thereâ€™s even room for your BBQ & comfy deck furniture, so you can enjoy the peaceful



outdoors in every season. Outside, the property continues to charm with an oversized double detached garage (30'x20'), complete with an extra-long driveway—so there’s parking for all your visiting bears! or friends and family, & of course your RV! A cute little greenhouse & handy storage shed round out this picture-perfect acreage. Conveniently located right off the pavement, this home is only minutes into Sundre, where you’ll find all the amenities of big town living—groceries, shops, cafes, arena, aquaplex, public library & more. And when adventure calls, you’re a quick escape away to the West Country—with quadding, boating, hiking, camping, & the chance to see Alberta’s famous Wild Horses. So, whether you’re looking for a storybook starter home, or a peaceful retirement hideaway, this adorable bungalow is not too big, not too small—it’s just right. Home Is Where Your Story Begins!•

Built in 1955

Essential Information

MLS® #	A2230955
Price	\$189,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	937
Acres	0.50
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	32513 Highway 760
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Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

### Amenities

Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Garden, Rain Gutters
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block

### Additional Information

Date Listed	June 13th, 2025
Days on Market	4
Zoning	CR1

### Listing Details

Listing Office	CIR Realty
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