# \$928,000 - 123, 5446 584 Highway, Rural Mountain View County

MLS® #A2240425

# \$928,000

4 Bedroom, 3.00 Bathroom, 1,243 sqft Residential on 5.61 Acres

NONE, Rural Mountain View County, Alberta

Welcome to your pristine 5.61-acre horse-ready oasis just minutes from the charming town of Sundre! This immaculately maintained property is fully fenced and thoughtfully set up for equestrian living, featuring an outdoor riding arena. The highlight is a massive 2,576 sq ft heated shop with infrared heat, 14' and 12' overhead doors, a 2-piece bathroom, 50-gallon hot water tank, built-in metal toolboxes with drawers, workbench, and parking for up to 8 vehicles â€" ideal for hobbyists, mechanics, or storage. A full security system protects both the shop and yard.

The 1,242 sq ft bungalow offers a total of 4 bedrooms and a fully developed basement, perfect for families or guests. The primary suite includes a walk-in closet and a 4-piece ensuite with a relaxing jetted tub. The home features a new metal roof and covered wrap-around deck (updated just 2 years ago with a \$65,000 investment), providing the perfect spot to unwind and enjoy peaceful country views.

The paved driveway offers ample space for outdoor parking, adding to the convenience and functionality of this rare acreage package. Whether you're a horse lover, car enthusiast, or simply seeking the tranquility of







country living with turn-key infrastructure â€" this one checks every box! Located just minutes from Sundre, where you'II find everything you need â€" hospital, grocery store, doctors, dentist, hair salons, restaurants, elementary and high schools, a hockey rink, library, recreation centre with indoor pool, and even an Arts Development Centre offering live theatre and music.

Plus, you're only a short drive to Ya Ha Tinda, where wild horses roam free and the foothills meet the mountains, offering breathtaking views and outdoor adventure.

This is acreage living at its finest â€" impeccably maintained, expertly set up, and surrounded by natural beauty and community charm.

Built in 2000

### **Essential Information**

MLS® # A2240425 Price \$928,000

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,243

Acres 5.61

Year Built 2000

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

# **Community Information**

Address 123, 5446 584 Highway

Subdivision NONE

City Rural Mountain View County

County Mountain View County

Province Alberta
Postal Code T0M 1X0

# **Amenities**

Parking Spaces 20

Parking Additional Parking, Garage Door Opener, Heated Garage, Oversized,

Quad or More Detached, RV Access/Parking, Secured, Asphalt, Paved,

Workshop in Garage

# of Garages 8

#### Interior

Interior Features Open Floorplan, French Door

Appliances Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave,

Microwave Hood Fan, Refrigerator, Water Softener, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features RV Hookup, Storage, Rain Gutters

Lot Description Landscaped, Lawn, No Neighbours Behind, Pasture, Treed, Paved

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

#### Additional Information

Date Listed July 16th, 2025

Days on Market 107 Zoning 11

# **Listing Details**

Listing Office Real Broker

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