

# \$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 – \$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 reserve—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          | 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, Waterfront, Wooded |
| Roof              | Metal                                                     |
| Construction      | Post & Beam, Stone, Stucco, Wood Frame, Wood Siding       |
| Foundation        | Poured Concrete, Slab                                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 83               |
| Zoning         | CR               |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REMAX ACA Realty |
|----------------|------------------|

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