

\$1,085,000 - 4-4141 Twp Rd 340, Rural Mountain View County

MLS® #A2250717

\$1,085,000

2 Bedroom, 2.00 Bathroom, 1,675 sqft
Residential on 2.00 Acres

Eagle Hill, Rural Mountain View County,
Alberta

Discover luxury country living in this brand-new 2025 custom home, set on 2 pristine acres with breathtaking west-facing mountain views. Boasting 1,675 sq ft above grade, main floor developed space plus fully developed basement (in process of being completed) featuring 1 Bdrm, 3 Pc bath w/ walkin shower, Family Room, laundry room & large Utility/Storage space., fully developed 3350 sqft. Thoughtfully designed home blends high-end finishings with exceptional craftsmanship. Step inside to find 3 bedrooms, 9' ceilings, and a bright, open-concept living area highlighted by engineered hardwood flooring, a cozy gas fireplace, and expansive triple-pane Pella windows. The chef's galley kitchen features quartz countertops, dual-fuel gas stove, commercial-size fridge, full wall of custom cabinetry, and travertine tile accents. Retreat to the luxurious primary suite with a spa-inspired 5-piece ensuite, including a custom tub with a spectacular mountain view, dual shower heads, and floor-to-ceiling tile. Every detail has been considered, from solid wood interior doors and poplar trim to porcelain-tiled entries and fully waterproofed bathroom. Built with efficiency in mind, this home features ICF construction full wall to the trusses, R40 insulated garage, R80 insulated home living space, and fire proof Hardie Board



exterior. Enjoy outdoor living year-round on the 1,000 sq ft covered wraparound deck, perfectly positioned to capture panoramic sunsets over the Rockies. Additional highlights include a double attached garage, excellent water well, septic system, and an undeveloped yard awaiting your personal touch. Located in the sought-after Eagle Hill area, youâ€™ll love the balance of peaceful rural living with convenient and centrally located with access to all amenities in Sundre or Olds. 10 Year Structural New Home Warranty, list of all upgrades available. GST is applicable.

Built in 2025

Essential Information

MLS® #	A2250717
Price	\$1,085,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,675
Acres	2.00
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	4-4141 Twp Rd 340
Subdivision	Eagle Hill
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1C0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Wine Refrigerator
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air, Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Lighting
Lot Description	Cleared, Open Lot, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, See Remarks, ICFs (Insulated Concrete Forms)
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	70
Zoning	R-CR1

Listing Details

Listing Office	CIR 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.