

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

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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 of developed space plus an unfinished basement (some supplies included to complete), this thoughtfully designed home blends high-end finishings with exceptional craftsmanship. Step inside to find 3 bedrooms (2 on the main, 1 downstairs to be completed), 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, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Electric Oven, Wine Refrigerator

Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency

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 Views, Cleared, Open Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, ICFs (Insulated Concrete Forms), See Remarks

Foundation Poured Concrete, ICF Block

## Additional Information

Date Listed August 21st, 2025

Days on Market 36

Zoning R-CR1

## Listing Details

Listing Office CIR Realty

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