

\$1,050,000 - 307, 29415 Range Road 52, Rural Mountain View County

MLS® #A2198169

\$1,050,000

4 Bedroom, 3.00 Bathroom, 1,623 sqft
Residential on 2.01 Acres

NONE, Rural Mountain View County, Alberta

*****OPEN HOUSE: Saturday, May 3:**

12-2pm!***Experience the ultimate country lifestyle in Water Valley, AB! Discover a slice of paradise where the skies are bluer, the stars shine brighter, the air is fresher, and the community is filled with joy. Nestled on a meticulously planned 2-acre property, this stunning acreage offers the perfect blend of serene country living and modern luxury. This fully developed, 1,622 SF, bungalow boasts 4 bedrooms, 3 bathrooms, a heated attached triple garage, plus a heated detached shopâ€”perfect for all your creative or practical projects. Every detail of this property has been thoughtfully designed to enhance your lifestyle. Some outdoor features youâ€™™ll love: west-facing front porch for breathtaking sunsets, rear deck with picturesque views and a stamped concrete patio, professionally landscaped yard featuring a tranquil waterfall pond, raised garden beds and a fenced pet area for your furry friends. Notable indoor features: elegant red oak hardwood floors and soaring 9-foot ceilings, gourmet kitchen with granite countertops and stainless steel appliances, a cozy theatre room and basement kitchenette for entertaining, large windows and in-floor heating in the basement for year-round comfort. And thatâ€™™s just the beginning! This property is a true retreat, offering a serene escape from city life while still being conveniently locatedâ€”just 45



minutes to Calgary and 30 minutes to Cochrane. The country life is calling you home. Don't miss your chance to own this incredible property. Schedule your viewing today and experience the peaceful charm of Water Valley for yourself!

Built in 2007

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2198169 |
| Price | \$1,050,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,623 |
| Acres | 2.01 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 307, 29415 Range Road 52 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 2E0 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Front Drive, Garage Faces Front, Heated Garage, Insulated, Paved, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, |
|-------------------|--|

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|------------|--|
| | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound |
| Appliances | Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked, Water Softener, Window Coverings |

| | |
|---------|----------------------|
| Heating | In Floor, Forced Air |
|---------|----------------------|

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|---------|------|
| Cooling | None |
|---------|------|

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|-----------|-----|
| Fireplace | Yes |
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|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

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|------------|------------------|
| Fireplaces | Gas, Living Room |
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| Has Basement | Yes |
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| Basement | Finished, Full |
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Exterior

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|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

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|-----------------|--|
| Lot Description | Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Views, Square Shaped Lot |
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|------|-----------------|
| Roof | Asphalt Shingle |
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|--------------|---|
| Construction | Concrete, Stone, Vinyl Siding, Wood Frame |
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| Foundation | Poured Concrete |
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Additional Information

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| Date Listed | March 3rd, 2025 |
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|----------------|----|
| Days on Market | 63 |
|----------------|----|

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|--------|-------|
| Zoning | R-CR1 |
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Listing Details

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| Listing Office | RE/MAX First |
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