

\$1,124,900 - 7, 29508 Range Road 52, Rural Mountain View County

MLS® #A2214514

\$1,124,900

5 Bedroom, 3.00 Bathroom, 2,127 sqft
Residential on 5.02 Acres

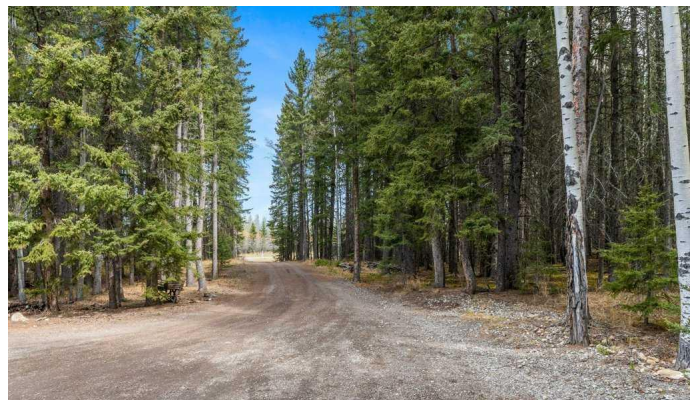
Black Bear Ridge, Rural Mountain View
County, Alberta

PRICE IMPROVEMENT! Custom-built 2,100 sq. ft. walkout bungalow on 5.02 acres in the desirable Black Bear Subdivision, just north of Water Valley. This home features vaulted ceilings, a double attached garage, and is privately nestled among mature trees for added privacy with an abundance of natural light.

A massive covered front porch leads through double doors into a spacious foyer with soaring ceilings. The large kitchen offers granite countertops and river rock accents, and connects to a bright sunroom or dining area with access to the west-facing deck. The living room boasts 16' vaulted ceilings, floor-to-ceiling windows, and a striking 3 sided rock-faced gas fireplace. Maple hardwood runs through much of the main floor, which has also been freshly professionally painted.

The generous primary suite features a 5-piece ensuite with jetted tub, dual vanities, large shower, walk-in closet and river rock accents. Two additional bedrooms have new vinyl plank flooring, and the main floor also includes an updated laundry area with new washer/dryer. A 4-piece bathroom finishes off the main floor.

Downstairs, a recently finished walkout basement offers a spacious rec room with 9' ceilings, pool table, and abundant natural light. A nearly completed bar area includes a custom live edge bar. Two more



large bedrooms, a stunning 4-piece bath, and a storage/utility room complete the lower level. The low-maintenance yard is landscaped with rock and gravel, and includes a firepit area in the front. Additional features include raised garden beds, a tarp garage, large dog run, wood shed, air conditioning, and surround sound wiring inside and out. Surrounded by forest with space to build a future garage or shop, this property offers the perfect mix of privacy, space, serenity and functionality. Discover this warm community with lots of heart just under an hour from Calgary.

Built in 2001

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2214514 |
| Price | \$1,124,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,127 |
| Acres | 5.02 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow, Acreage with Residence |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 7, 29508 Range Road 52 |
| Subdivision | Black Bear Ridge |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 2E0 |

Amenities

| | |
|-----------|--|
| Utilities | Heating Paid For, Phone Paid For, Water Paid For |
|-----------|--|

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, Skylight(s), Vaulted Ceiling(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Garburator, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Water Conditioner, Window Coverings, Water Softener |
| Heating | Forced Air, In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Dog Run, Fire Pit, Private Yard |
| Lot Description | Cul-De-Sac, Dog Run Fenced In, Low Maintenance Landscape, Landscaped, Many Trees, No Neighbours Behind, Private, Treed |
| Roof | Asphalt Shingle |
| Construction | Cedar, Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 95 |
| Zoning | R-CR |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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