

# \$2,499,999 - 4252 Township Road 322, Rural Mountain View County

---

MLS® #A2236656

**\$2,499,999**

3 Bedroom, 4.00 Bathroom, 2,629 sqft  
Residential on 149.68 Acres

NONE, Rural Mountain View County, Alberta

A truly special opportunity just south of Sundre—this 149.68-acre property spans two titles and offers a rare blend of natural beauty, privacy, and future potential. With over 1 km of frontage along the Little Red Deer River, the land includes 105.20 acres of protected old-growth forest under a conservation easement and 44.48 acres of versatile farmland. Nestled into the trees, the inviting 2,600+ sq ft home features vaulted ceilings, wood accents, large windows, and a thoughtfully designed layout that connects seamlessly with its surroundings. Lovingly stewarded for nearly 50 years, the land is alive with wildlife, privacy, and purpose. The conservation easement helps preserve the land as part of a vital wildlife corridor, protecting the mature forest and ensuring the continued presence of moose, deer, and countless other species that roam the property, while the farmland parcel provides exceptional flexibility—ideal for a second residence, guest house, equestrian facilities, or a multi-generational retreat. A natural gas surface lease offers additional income. Whether you're seeking a conservation-minded acreage, a private sanctuary, or a legacy estate with character and soul, this property offers it all—just over an hour from Calgary or Banff. 105.20 acres under conservation easement (LINC 0039707260) and 44.48-acre farmland parcel



(LINC 0039707278).

Built in 1991

### Essential Information

|                |   |
|----------------|---|
| MLS® #         | A2236656                                  |
| Price          | \$2,499,999                               |
| Bedrooms       | 3   |
| Bathrooms      | 4.00                                      |
| Full Baths     | 4   |
| Square Footage | 2,629                                     |
| Acres          | 149.68                                    |
| Year Built     | 1991                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4252 Township Road 322     |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 1X0                    |

### Amenities

|               |  |
|---------------|--|
| Utilities     | Electricity Connected, Natural Gas Connected |
| Parking       | Double Garage Attached                       |
| # of Garages  | 2  |
| Is Waterfront | Yes  |
| Waterfront    | River Front                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Soaking Tub, Vaulted Ceiling(s), Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer  |

|                 |                                    |
|-----------------|------------------------------------|
| Heating         | Forced Air, Natural Gas            |
| Cooling         | None                               |
| Fireplace       | Yes                                |
| # of Fireplaces | 1                                  |
| Fireplaces      | Wood Burning                       |
| Has Basement    | Yes                                |
| Basement        | Full, Partially Finished, Walk-Out |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Fire Pit, Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, Many Trees, No Neighbours Behind, See Remarks, Treed, Conservation, Creek/River/Stream/Pond, Farm, Native Plants, Secluded, Waterfront |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Siding   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 6              |
| Zoning         | 1              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.