

\$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: Sunday, April 13:

2-4pm!***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. Donâ€™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
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	March 3rd, 2025
Days on Market	46
Zoning	R-CR1

Listing Details

Listing Office	RE/MAX First
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