

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

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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, April 26:**

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. 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
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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

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

Date Listed	March 3rd, 2025
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Days on Market	57
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Zoning	R-CR1
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## Listing Details

Listing Office	RE/MAX First
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