

\$1,725,000 - 4516 Township Road 301 A, Rural Mountain View County

MLS® #A2214686

\$1,725,000

3 Bedroom, 3.00 Bathroom, 2,571 sqft
Residential on 33.22 Acres

NONE, Rural Mountain View County, Alberta

A Private Riverfront Retreat, Where Nature Meets Luxury! Hidden in the Tree's Above the Little Red Deer River this Exceptional Property Offers Over 30 Acres - Enabling an Extraordinary Lifestyle Rooted in Peace, Privacy, and the Beauty of Nature. Built in 2011, the Executive-Style Two-Storey Home Sits Gracefully on Pavement and Captures the Perfect Balance Between Rustic Charm and Modern Comfort. From the Moment You Arrive, Youâ€™ll Sense That This Isnâ€™t Just a Propertyâ€™Itâ€™s a Way of Life. With Land on Both Sides of the River, Youâ€™re Truly Immersed in Your Own Slice of Paradise. Whether You're Sipping Your Morning Coffee While Listening to the Flowing River or Hosting a Weekend Gathering by the Campfire, Every Corner of this Estate is Designed to Bring Joy, Relaxation, and Connection. The Private Campground â€™ Complete With Multiple RV Hookups â€™ Makes This an Entertainerâ€™s Dream for Family & Friends. With Riverfront Access, Enjoy Fishing, Canoeing, or Simply Unwinding on Your Own Beach. The Fenced Pasture Offers Room for a Couple of Horses, Chickens, or Other Hobby Farm Dreams. Inside the Home, No Detail was Overlooked. Enjoy 9 ft Ceilings on Both the Main and Lower Levels, Solid Maple Cabinetry, Quartz Countertops, a Large Quartz-topped Island, Stainless Steel Appliances and Oversized Pantry. The Main Floor Features an Expansive



Primary Suite With a Spa-Inspired 5-piece
Ensuite with Double Vanities, a Steam
Shower, and a Soaker Tub—a True Retreat
at the End of the Day. Upstairs, Two
Generously Sized Bedrooms Offer Comfort
and Space for Family or Guests. With
Open-Concept Living, Stunning Natural Views
from Every Window, and an Abundance of
Space to Explore, This Property Redefines
What it Means to Live Well. This is More Than
a Home. It's Your Dream Lifestyle!

Built in 2011

Essential Information

MLS® #	A2214686
Price	\$1,725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,571
Acres	33.22
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	4516 Township Road 301 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

Amenities

Parking	Double Garage Attached
# of Garages	2

Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Kitchen Island, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Private, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 24th, 2025
Days on Market	6
Zoning	AG

Listing Details

Listing Office	CIR Realty
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