

# **\$767,500 - 31, 29066 Range Road 52, Rural Mountain View County**

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MLS® #A2216811

**\$767,500**

3 Bedroom, 3.00 Bathroom, 1,890 sqft  
Residential on 1.48 Acres

Winchell Lake Est, Rural Mountain View  
County, Alberta

**HUGE PRICE REDUCTION**

Nature's Music is Calling 1.48 Acres at  
Winchell Lake

Discover your private paradise on 1.48  
beautifully treed acres just steps from tranquil  
Winchell Lake. This totally renovated  
two-storey home offers the perfect blend of  
comfort, style, and seclusion—ideal as a  
year-round residence or a peaceful summer  
getaway.

**Key Features:**

Fully Renovated Home — Every detail has  
been upgraded: new windows, new flooring,  
fresh paint throughout, new roof, new  
high-efficiency furnace, hot water tank, and a  
refreshed gravel driveway.

New Double Attached Garage — Plenty of  
room for your vehicles, tools, or recreational  
gear.

Spacious, Family-Friendly Design — Enjoy a  
large country kitchen with adjoining  
family-style dining area, perfect for  
entertaining. The main floor also features a  
generous flex room that can be used as a  
bedroom, office, or guest space.



Serene Upper Level â€” The primary bedroom offers a peaceful view of the southern forest, with two additional good-sized bedrooms, a large family room, and a 4-piece main bath.

Walk-Up Basement â€” Fully finished with a rec room, games area, mechanical room, two versatile flex rooms, and a brand-new 3-piece bathroomâ€”ideal for guests or multigenerational living.

Outdoor Living â€” Step onto the massive south-facing deck and immerse yourself in undisturbed natural beauty. Just a short walk to Winchell Lake for year-round fishing, kayaking, or quiet reflection.

Location Perks:

Only 15 minutes to Water Valley

Just 1 hour to downtown Calgary

This is more than a propertyâ€”it's a lifestyle.

Whether you're looking for a family home in nature, a seasonal retreat, or a place to build your vision, this incredible Winchell Lake gem is waiting for you.

Built in 1978

## Essential Information

MLS® #	A2216811
Price	\$767,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	1.48
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey

Status Active

### Community Information

Address 31, 29066 Range Road 52  
Subdivision Winchell Lake Est  
City Rural Mountain View County  
County Mountain View County  
Province Alberta  
Postal Code T0M 2E0

### Amenities

Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features See Remarks  
Appliances Dishwasher, Refrigerator, Electric Stove, Microwave Hood Fan  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Electric  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Backs on to Park/Green Space, Treed  
Roof Asphalt Shingle  
Construction Vinyl Siding, Stucco  
Foundation Poured Concrete

### Additional Information

Date Listed May 2nd, 2025  
Days on Market 95  
Zoning 12

### Listing Details

Listing Office Stonemere Real Estate Solutions

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