

# \$1,348,000 - 23, 29347 Range Road 52, Rural Mountain View County

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MLS® #A2229526

**\$1,348,000**

5 Bedroom, 3.00 Bathroom, 1,793 sqft  
Residential on 1.69 Acres

NONE, Rural Mountain View County, Alberta

Rarely does an acreage of this caliber come to market. Thoughtfully designed, crafted, and developed by its discerning original owners, this elegant, one-of-a-kind country property showcases a level of sophistication where no expense was spared. Nestled quietly within a mature forest of spruce and poplar, and just a short walk from the charming hamlet of Water Valley, this walkout bungalow offers unparalleled beauty in a serene natural setting. The home's open-concept design is complemented by a dynamic vaulted larch plank ceiling, framed by timeless 6x10 old-growth fir beams. Perhaps the most captivating feature is the 345 SF, three-season sunroom—a breathtaking outdoor living space accessed through an incredible 16-foot folding door system, seamlessly merging indoor and outdoor living. The floor-to-ceiling wood-burning fireplace invites you to sit back, relax, and immerse yourself in the moment. With a screened upper section and glass lower panels, the sunroom provides comfort and functionality throughout the seasons. Convenience and elegance intertwine, with multiple access points to the wraparound deck, hot tub, backyard, and the primary and second bedrooms. The primary bedroom, a true retreat worthy of a magazine cover, offers a tranquil escape with its stunning views, clawfoot tub, and walk-in shower, providing a serene haven from the hustle and bustle of



daily life. The custom-designed, chef-approved kitchen is a dream come true, equipped with double wall ovens, an induction cooktop, a trash compactor, an appliance garage, and countless other features tailored for entertaining and culinary creativity. For the hobbyist in the family, the fully developed, heated 990 SF detached workshop provides the perfect space to master your craft or entrepreneurial pursuits. Situated just 45 minutes from Calgary and 30 minutes from Cochrane, this exceptional property combines convenience with the peaceful charm of the country. Donâ€™t miss the opportunity to call this extraordinary acreage your own. Schedule your private viewing today and experience the beauty, tranquility, and unmatched quality of this remarkable home.

Built in 2011

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229526                         |
| Price          | \$1,348,000                      |
| Bedrooms       | 5                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 1,793                            |
| Acres          | 1.69                             |
| Year Built     | 2011                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 23, 29347 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        | Double Garage Attached, Garage Door Opener, Garage Faces Side, Gravel Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Double Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Trash Compactor                                                                                                                                                       |
| Heating           | In Floor, Natural Gas, Floor Furnace                                                                                                                                                                                                                                                                                   |
| Cooling           | None                                                                                                                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                      |
| Fireplaces        | Gas, Wood Burning, Gas Starter                                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                                    |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                                                                                               |

### Exterior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Garden, Private Yard, Storage                                                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Native Plants, Pie Shaped Lot, Secluded, Treed, Wooded, Rolling Slope, Seasonal Water |
| Roof              | Asphalt Shingle                                                                                                                                                      |
| Construction      | Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame                                                                                                      |
| Foundation        | ICF Block                                                                                                                                                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 4               |
| Zoning         | R-CR1           |

### Listing Details

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