

\$1,125,000 - 403 29542 Range Rd 52, Rural Mountain View County

MLS® #A2249147

\$1,125,000

3 Bedroom, 2.00 Bathroom, 2,125 sqft
Residential on 13.72 Acres

NONE, Rural Mountain View County, Alberta

Escape to your own private retreat, 13.72 acre property in the desirable Water Valley area, Little Red Estates, backing on to the Little Red Deer River. This unique property is tucked away on a serene, treed setting bordering a green space along the Little Red Deer River. This one-of-a-kind property offers a rich tapestry of flora and fauna—an abundance of wildflowers, moss, mushrooms & native trees, creating a natural parklike setting and playground for variety of local wildlife. This charming Barn Style home was professionally designed w/ ease of maintenance for the home owner, exuding Rustic charm with a Modern Industrial Chic. The interior offers quality finishes & craftsmanship throughout. The main floor has 11-foot metal ceiling with architectural lighting and large custom fir windows flooding the home with natural light, Custom window decorative wrought iron grills, french doors that frame the boreal forest view. Solid firwood trim detailing throughout. Spacious main floor features concrete floors w/ in-floor heating for year-round comfort. Spacious open plan great room includes large Kitchen w/ concrete countertops, custom cabinetry & gas stove, entertaining and Dining area, Living Room and a warm, inviting Den which is anchored by a wood-burning stove & custom fir entertainment centre. The vaulted arrival area includes a small bunk room or office, 3pc Bath, laundry Rm w/ sink & large



Utility room. Loft level also hosts a large arrival hall w/ vaulted ceilings, 3 spacious, bright Bedrooms all with lovely forest vistas, beautiful 3pc bath includes a clawfoot cast iron tub & antique pedestal sink—perfect for unwinding after a day outdoors. The property is fully serviced w/ underground power, natural gas, septic tank/field, drilled well (18 GPM). Land line, and a security system to monitor building temperature, water & building security, sliding metal panels on the exterior of the home provide extra protection and security as a cover over all windows and front door, at the same time adding to the character of the exterior. Outdoors the property invites endless possibilities, with direct access to the river, the adventures are endless. Whether you are seeking a year-round residence, or a recreational retreat for outdoor adventures, this property offers unmatched privacy, quiet beauty, and connection to nature.

Built in 1995

Essential Information

MLS® #	A2249147
Price	\$1,125,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,125
Acres	13.72
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	403 29542 Range Rd 52
Subdivision	NONE

City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Underground Utilities
Parking	Parking Pad
Waterfront	River Access

Interior

Interior Features	Built-in Features, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wood Counters, Wood Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, See Remarks, Washer
Heating	In Floor, Hot Water, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Den
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Gentle Sloping, Lawn, Low Maintenance Landscape, Native Plants, No Neighbours Behind, Private, Secluded, See Remarks, Treed, Wooded
Roof	Metal
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2025
Days on Market	66
Zoning	R-CR

Listing Details

Listing Office	CIR Realty
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