



GRASSROOTS
REALTY GROUP

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7, 29508 Range Road 52
Rural Mountain View County, Alberta

MLS # A2214514



\$1,124,900

Division:	Black Bear Ridge		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,127 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	5.02 Acres		
Lot Feat:	Cul-De-Sac, Dog Run Fenced In, Landscaped, Low Maintenance Landscape,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Mound Septic, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	34-29-5-W5
Exterior:	Cedar, Stone, Stucco	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	Heating Paid For, Phone Paid For, Water Paid For
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Cistern system, Storage Shed, TV Hanger, Piano and pool table included, Stools downstairs and at eating bar upstairs could be included, Starlink, Tarp garage, Trampoline. Quad and Lawn mower for sale (not included).

PRICE IMPROVEMENT! Custom-built 2,100 sq. ft. walkout bungalow on 5.02 acres in the desirable Black Bear Subdivision, just north of Water Valley. This home features vaulted ceilings, a double attached garage, and is privately nestled among mature trees for added privacy with an abundance of natural light. A massive covered front porch leads through double doors into a spacious foyer with soaring ceilings. The large kitchen offers granite countertops and river rock accents, and connects to a bright sunroom or dining area with access to the west-facing deck. The living room boasts vaulted ceilings, floor-to-ceiling windows, and a striking 3 sided rock-faced gas fireplace. Maple hardwood runs through much of the main floor, which has also been freshly professionally painted. The generous primary suite features a 5-piece ensuite with jetted tub, dual vanities, large shower, walk-in closet and river rock accents. Two additional bedrooms have new vinyl plank flooring, and the main floor also includes an updated laundry area with new washer/dryer. A 4-piece bathroom finishes off the main floor. Downstairs, a recently finished walkout basement offers a spacious rec room with vaulted ceilings, pool table, and abundant natural light. A nearly completed bar area includes a custom live edge bar. Two more large bedrooms, a stunning 4-piece bath, and a storage/utility room complete the lower level. The low-maintenance yard is landscaped with rock and gravel, and includes a firepit area in the front. Additional features include raised garden beds, a tarp garage, large dog run, wood shed, air conditioning, and surround sound wiring inside and out. Surrounded by forest with space to build a future garage or shop, this property offers the perfect mix of privacy, space, serenity and functionality. Discover this warm community with lots of heart just under an hour from

Calgary.