



GRASSROOTS
REALTY GROUP

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31, 29066 Range Road 52
Rural Mountain View County, Alberta

MLS # A2216811



\$767,500

Division:	Winchell Lake Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,890 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.48 Acres		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: Well

Sewer: Septic System

Condo Fee: -

LLD: 3-29-5-W5

Zoning: 12

Utilities: -

Inclusions: N/A

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 & 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 & Fully finished with a rec room, games area, mechanical room, two versatile flex rooms, and a brand-new 3-piece bathroom—ideal for guests or multigenerational living. Outdoor Living & 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 property—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.