



**GRASSROOTS**  
REALTY GROUP

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**23, 29347 Range Road 52**  
**Rural Mountain View County, Alberta**

**MLS # A2229526**



**\$1,348,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,793 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Side, Gravel Driveway		
<b>Lot Size:</b>	1.69 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	In Floor, Floor Furnace, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Concrete, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	23-29-5-W5
<b>Exterior:</b>	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	Lighthouse (water well cover), TV in living room, TV and mount in hobby room, hot tub, kid's play set and zipline, fire pit ring, faux outhouse, open cabinets and workbench on east side of shop, metal shelving and freezer in attached garage.		

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. Don'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.