



GRASSROOTS
REALTY GROUP

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4252 Township Road 322
Rural Mountain View County, Alberta

MLS # A2236656



\$2,499,999

| | | | |
|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey, Acreage with Residence | | |
| Size: | 2,629 sq.ft. | Age: | 1991 (34 yrs old) |
| Beds: | 3 | Baths: | 4 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 149.68 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Well |
| Floors: | Carpet, Tile | Sewer: | Septic System |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished, Walk-Out To Grade | LLD: | 15-32-4-W5 |
| Exterior: | Wood Siding | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected |
| Features: | Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s) | | |
| Inclusions: | N/A | | |

A truly special opportunity just south of Sundre—this 149.68-acre property spans two titles and offers a rare blend of natural beauty, privacy, and future potential. With over 1 km of frontage along the Little Red Deer River, the land includes 105.20 acres of protected old-growth forest under a conservation easement and 44.48 acres of versatile farmland. Nestled into the trees, the inviting 2,600+ sq ft home features vaulted ceilings, wood accents, large windows, and a thoughtfully designed layout that connects seamlessly with its surroundings. Lovingly stewarded for nearly 50 years, the land is alive with wildlife, privacy, and purpose. The conservation easement helps preserve the land as part of a vital wildlife corridor, protecting the mature forest and ensuring the continued presence of moose, deer, and countless other species that roam the property, while the farmland parcel provides exceptional flexibility—ideal for a second residence, guest house, equestrian facilities, or a multi-generational retreat. A natural gas surface lease offers additional income. Whether you're seeking a conservation-minded acreage, a private sanctuary, or a legacy estate with character and soul, this property offers it all—just over an hour from Calgary or Banff. 105.20 acres under conservation easement (LINC 0039707260) and 44.48-acre farmland parcel (LINC 0039707278).