



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4252 Township Road 322
Rural Mountain View County, Alberta

MLS # A2248012



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,629 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	105.20 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Conservation, Creek/River/Stream		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	15-32-4-W5
Exterior:	Cedar	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		

An extraordinary opportunity to own a private riverfront acreage south of Sundre — 105 acres of mature forest with over 1 km of pristine frontage along the Little Red Deer River. Located just over one hour from both Calgary and Banff, this remarkable property offers luxury living, exceptional privacy, income-earning potential, and year-round recreation. The warm and inviting home includes over 4,000 sq. ft. of total living space (above and below grade). The main level features an open-concept living room, dining area, and kitchen with vaulted ceilings, rich wood accents, and beautiful river views. There are two bedrooms on the main floor: one with a walk-in closet and 4-pc ensuite, plus a second bedroom with a guest bathroom and laundry room conveniently located nearby. Upstairs, you will find a spacious, light-filled primary bedroom (15' x 17') with a generous walk-in closet and a 4-pc spa-inspired ensuite. The bright, partially developed basement offers large walkout windows with river views, a fourth bedroom, and a 4-pc bathroom. Plumbing and electrical are roughed-in for potential development into a self-contained in-law, guest, or revenue-generating suite, complete with a separate entrance leading to its own deck (subject to approval and permitting by the municipality). Outdoor living includes two large main-floor decks, space for gardens, direct river access, and private forested trails for hiking, fishing, exploring, and winter activities. This rare riverfront property offers versatility, multigenerational living, a peaceful natural setting, and endless possibilities. It is protected under a conservation easement, including a generous five-acre development zone excluded from the easement. An adjacent 45-acre agricultural parcel is also available from the same owner (MLS# A2248020), ideal for pastoral, equestrian, agricultural, or residential

development opportunities (subject to approval by the municipality).