



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:	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:	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, 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		

This private acreage and cozy riverfront retreat is a rare and remarkable offering just south of Sundre — 105.20 acres of breathtaking old-growth forest with over one kilometre of pristine frontage along the Little Red Deer River. Protected under a conservation easement, the land safeguards a vital wildlife corridor, preserving the towering trees and ensuring the continued presence of moose, deer, and countless other species. At the heart of the property, tucked into the trees, is a warm and inviting 2,629 sq ft 1.5-storey home. Vaulted ceilings, rich wood accents, and expansive windows frame serene forest and river views, while a thoughtful layout offers a spacious main living area, a tranquil upper-level primary suite, and a walk-out basement that flows seamlessly into the surrounding landscape. Multiple outdoor living spaces — from expansive decks to quiet seating areas — invite you to relax, entertain, and soak in the sights and sounds of nature. Lovingly cared for over nearly five decades, this sanctuary blends beauty with practicality. It includes an income-generating natural gas surface lease and endless opportunities for personal enjoyment: morning coffee on the deck, peaceful walks along the river, and adventurous afternoons exploring private trails. Available on its own or together with the adjacent 44.48-acre agricultural parcel (MLS# A2248020), presenting extraordinary possibilities: multi-generational living, equestrian facilities, additional residences, or expanded agricultural pursuits — all in a private, picturesque setting just over an hour from Calgary or Banff. Whether you dream of a conservation-minded acreage, a secluded retreat, or a legacy estate with character and soul, this property offers it all.

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