



GRASSROOTS
REALTY GROUP

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403 29542 Range Rd 52
Rural Mountain View County, Alberta

MLS # A2249147



\$1,125,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,125 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	13.72 Acres		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Gentle		

Heating:	In Floor, Hot Water, Natural Gas, Wood Stove	Water:	Well
Floors:	Carpet, Concrete	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	34-29-5-W5
Exterior:	Aluminum Siding	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Built-in Features, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Wood Counters, Wood Windows		

Inclusions: all Rod Iron custom window enhancements, Shed outside, decorative weather vane on roof, TV in Den, Detachable wood shelf kitchen under window. Denim Sofa's in living Room.

Escape to your own private retreat, 13.72 acre property in the desirable Water Valley area, Little Red Estates, backing on to the Little Red Deer River. This unique property is tucked away on a serene, treed setting bordering a green space along the Little Red Deer River. This one-of-a-kind property offers a rich tapestry of flora and fauna—an abundance of wildflowers, moss, mushrooms & native trees, creating a natural parklike setting and playground for variety of local wildlife. This charming Barn Style home was professionally designed w/ ease of maintenance for the home owner, exuding Rustic charm with a Modern Industrial Chic. The interior offers quality finishes & craftsmanship throughout. The main floor has 11-foot metal ceiling with architectural lighting and large custom fir windows flooding the home with natural light, Custom window decorative wrought iron grills, french doors that frame the boreal forest view. Solid firwood trim detailing throughout. Spacious main floor features concrete floors w/ in-floor heating for year-round comfort. Spacious open plan great room includes large Kitchen w/ concrete countertops, custom cabinetry & gas stove, entertaining and Dining area, Living Room and a warm, inviting Den which is anchored by a wood-burning stove & custom fir entertainment centre. The vaulted arrival area includes a small bunk room or office, 3pc Bath, laundry Rm w/ sink & large Utility room. Loft level also hosts a large arrival hall w/ vaulted ceilings, 3 spacious, bright Bedrooms all with lovely forest vistas, beautiful 3pc bath includes a clawfoot cast iron tub & antique pedestal sink—perfect for unwinding after a day outdoors. The property is fully serviced w/ underground power, natural gas, septic tank/field, drilled well (18 GPM). Land line, and a security system to monitor building temperature, water & building security, sliding metal panels on

the exterior of the home provide extra protection and security as a cover over all windows and front door, at the same time adding to the character of the exterior. Outdoors the property invites endless possibilities, with direct access to the river, the adventures are endless. Whether you are seeking a year-round residence, or a recreational retreat for outdoor adventures, this property offers unmatched privacy, quiet beauty, and connection to nature.