



**GRASSROOTS**  
REALTY GROUP

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**31, 29066 Range Road 52**  
**Rural Mountain View County, Alberta**

**MLS # A2262110**



**\$729,000**

<b>Division:</b>	Winchell Lake Est		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.48 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-29-5-W5
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/A

**HUGE PRICE REDUCTION** &ndash; Your Winchell Lake Retreat Awaits! Escape to 1.48 private, treed acres just steps from the calm waters of Winchell Lake. This fully renovated two-storey home blends modern comfort with natural beauty&mdash;perfect for year-round living or as a serene seasonal getaway. ? Highlights: Fully Renovated Inside & Out &ndash; Brand new windows, flooring, paint, roof, high-efficiency furnace, hot water tank, and a refreshed gravel driveway. Oversized Double Garage &ndash; Ample space for vehicles, tools, and outdoor toys. Spacious Country Kitchen & Dining &ndash; Designed for family gatherings and entertaining. Main-Floor Flex Room &ndash; Ideal for a guest room, office, or hobby space. Peaceful Upper Level &ndash; Primary suite with forest views, plus two additional bedrooms, flex area for reading or Studying , and a 4-piece bath. Finished Walk-Up Basement &ndash; Includes rec room, games area, two versatile flex rooms, mechanical room, and a new 3-piece bathroom&mdash;perfect for guests or multigenerational living. ?? Outdoor Living: Step onto the expansive south-facing deck and soak up the surrounding wilderness. Stroll to Winchell Lake for fishing, kayaking and walking paths , or quiet reflection all year round. ?? Location: 15 minutes to Water Valley 1 hour to downtown Calgary This isn't just a home&mdash;it's a lifestyle. Whether you dream of a family retreat in the woods, a full-time residence surrounded by nature, or a private getaway near the lake, this Winchell Lake property is ready to welcome you.