



GRASSROOTS
REALTY GROUP

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304, 29415 Range Road 52
Rural Mountain View County, Alberta

MLS # A2279470



\$1,069,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,050 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Gated, Heated Garage, Parking Pad, Paved, RV Access/Parking, Tri		
Lot Size:	2.00 Acres		
Lot Feat:	Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Many Trees, Views		

Heating:	Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	26-29-5-W5
Exterior:	Vinyl Siding	Zoning:	R-CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)		

Inclusions: Shed on skids, metal shelving closest to garage man door. Ring doorbell system. Central vacuum system sold as is.

Open house Feb 7th 1-3 pm! Come visit beautiful Water Valley and see this home! Stunning 3+1 Bedroom, 4 bath, 2-storey home offering just over 2,000 sq ft plus a bright fully finished basement, perfectly set on a beautifully treed and landscaped 2-acre corner parcel in the friendly community of Water Valley. From the moment you arrive—paved driveway, gated entry, mature trees, and a triple attached garage—you’ll feel the pride of ownership. The main floor features soaring ceilings, updated paint and flooring, custom granite countertops, main floor laundry, and central A/C. Upstairs, you’ll find a spacious primary bedroom with a walk-in closet and a 4-piece ensuite featuring a corner jetted tub and beautiful views. Two additional great-sized bedrooms offer tons of natural light and gorgeous valley views, while a spacious 4-piece main bath completes the upper level. Downstairs, the finished basement is exceptionally inviting with oversized bright windows that truly don’t feel like a basement, plus a fourth bedroom, full bathroom, and a large recreation room—perfect for guests, teens, or movie nights. Enjoy outdoor living at its best with a veranda, front porch, wraparound deck, and a large covered and open west-facing deck—ideal for sunsets and entertaining. The entire property is fully fenced and gated, includes a large dog run, and an 11’ x 28’ implement shed on skids. In-floor heat in the basement and garage adds comfort year-round. Great water well, recently tested for pressure and potability. Enjoy small-town charm and year-round community events—just 35 minutes north of Cochrane and under an hour to Calgary International Airport.