

# \$850,000 - 20, 29356 Range Road 52, Rural Mountain View County

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MLS® #A2204118

**\$850,000**

2 Bedroom, 2.00 Bathroom, 1,874 sqft  
Residential on 3.91 Acres

Watervalley, Rural Mountain View County,  
Alberta

A Rare Opportunity to Own a Private Retreat  
in Water Valley

Discover an incredible opportunity to own a piece of paradise on 3.91 beautifully manicured acres in Water Valley. Nestled among mature trees, this serene property offers privacy, tranquility, and the perfect balance of nature and modern living.

The grounds have been carefully maintained, with just the right amount of clearing to create inviting outdoor spaces. Enjoy cozy family nights in the backyard, take advantage of the charming chicken coop, or unwind on the expansive deck.

Inside, the home boasts a state-of-the-art gym—an impressive feature that will be the envy of your guests. Designed for fitness enthusiasts, it includes an 8' roll-up door with direct access to the deck. This space has also been structurally designed to accommodate a second-floor system, offering the potential to convert the vaulted area into additional living space.

Ascending the stairs, you'll admire the stunning custom metal railing before stepping into a thoughtfully designed living area. The kitchen is a picture-perfect focal point,



featuring stylish accents and a functional layout. Two spacious bedrooms, enhanced with soundproof insulation, provide comfort and privacy. Every detail in this home has been meticulously planned to ensure both form and function.

Additional features include:

Upgraded mechanical systems, including premium plumbing fixtures, a reverse osmosis drinking tap, a tankless hot water system, and a water softener.

Durable exterior finishes, such as triple-pane windows, a 26-gauge vented metal roof, hardy board siding, and cedar accents.

Outdoor highlights like an oversized septic system, an RV clean-out, full cross-fencing with new posts (perfect for keeping pets safe), and an incredible tree fort.

This one-of-a-kind home is ideally located just minutes from Cremona, offering easy access to shopping, schools, and endless outdoor activities—including the Water Valley Golf Course.

Don't miss out on this unique and unrivalled property. Call today to book your private showing!

Built in 2022

### **Essential Information**

MLS® #	A2204118
Price	\$850,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,874
Acres	3.91
Year Built	2022
Type	Residential

Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	20, 29356 Range Road 52
Subdivision	Watervalley
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M2E0

### **Amenities**

Parking	Double Garage Attached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Tankless Water Heater
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Basement	None

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Environmental Reserve, Many Trees, Private, Rectangular Lot, Treed, Brush
Roof	Metal, See Remarks
Construction	Cement Fiber Board, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	15

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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