



51, 29066 Range Road 52  
Rural Mountain View County, Alberta

MLS # A2302616



**\$659,900**

<b>Division:</b>	Winchell Lake Est		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,281 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	1.51 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Many Trees, Na		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	3-29-5-W5
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Sauna		

**Inclusions:** Chair Lift, Snowblower, back up generator, stand up freezer negotiable, tarp garage, shed, dog run

Tucked among mature trees on a beautifully maintained 1.51-acre parcel, this 1978 bungalow with a drive-under double attached garage offers privacy, space, and exceptional upside just minutes south of Water Valley. With nearly 2,300 sq ft on the main floor, the home features a spacious primary bedroom with 2-piece ensuite and walk-in closet, plus a recently renovated main bathroom with walk-in shower and stone countertops. The updated kitchen includes granite countertops, stainless steel appliances, and opens to a bright dining area with south-facing windows. A sunroom just off the dining space offers flexibility as a sitting area or potential additional bedroom. The cozy living room is anchored by a wood-burning fireplace, while a substantial west-end flex space with a gas fireplace presents a rare opportunity to easily reconfigure into multiple additional bedrooms, a home office, or expansive family living space. The bright walkout basement includes one bedroom, a partially developed bathroom, and a former spa area with indoor hot tub potential and a working sauna—ideal for creating a private wellness retreat. Additional features include a large laundry room, ample storage, cold room, and a second wood-burning fireplace. Direct access to the garage is complemented by an attached workshop with exterior access, and the property offers AMPLE SPACE for a future detached shop or second garage. With this zoning a discretionary use of such a space could also contain a secondary living space occupying no more than 40% of the building. Located at the end of a quiet cul-de-sac, with Winchell Lake, parks, recreation land, and a nearby golf course just minutes away, this is a rare opportunity to invest in a highly desirable, low-inventory area. With strong fundamentals and significant room to add bedrooms and value, this property is ready to be customized to

suit your vision. Recent updates include a brand new furnace, septic inspection, and roof (2017)