



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

MLS # A2302616



\$634,900

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

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