



GRASSROOTS
REALTY GROUP

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29347 Range Road 52
Rural Mountain View County, Alberta

MLS # A2339804



\$1,399,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,030 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	1.69 Acres		
Lot Feat:	Back Yard, Brush, Few Trees, Gentle Sloping, Irregular Lot, Landscaped, Law		

Heating:	In Floor, Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, Concrete, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	23-29-5-W5
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R-CR1
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Catalytic Carbon Filtration System, Starlink, TV in Cabinet in Living Room, Hot Tub, Shelving and Cabinets in Workshop, Dust Collector & Tubing in Workshop, Radial Arm Saw, Table Saw, Hot Water Circulator, Make Up Air System, In Floor Heating Is Hydroponic 4 Zone With Taco Electronic Valve Control, The Well Pump Is Grundfos Constant Pressure Pump.		

Rarely does an acreage of this calibre come to market. Thoughtfully envisioned, custom crafted, and impeccably maintained, this extraordinary walkout bungalow is a true masterpiece of design and craftsmanship. Privately nestled among towering spruce and poplar trees on a beautifully forested 1.69-acre parcel just steps from the charming hamlet of Water Valley, this remarkable home offers a lifestyle where luxury, nature, and timeless quality exist in perfect harmony. From the moment you arrive, every detail reflects exceptional craftsmanship and thoughtful design. Inside, soaring vaulted ceilings finished in rich larch plank are framed by magnificent 6x10 old-growth fir beams, creating a warm architectural statement that is both dramatic and inviting. Walls of windows flood the home with natural light while capturing breathtaking forest views and bringing the beauty of every season indoors. At the heart of the home is a spectacular chef's kitchen designed for cooking and entertaining. Custom cabinetry, expansive workspace, double wall ovens, an induction cooktop, trash compactor, appliance garage, generous pantry storage, and countless thoughtful built-ins make this kitchen as functional as it is beautiful. Perhaps the home's most unforgettable feature is the incredible 345-square-foot three-season sunroom. A stunning 16-foot folding door system completely opens the great room to this extraordinary outdoor living space, seamlessly blending indoors and out. Anchored by a floor-to-ceiling wood-burning fireplace, it features screened upper panels and glass lower panels, allowing you to enjoy peaceful forest views and cozy evenings by the fire from spring through fall. The primary suite is a private sanctuary worthy of a luxury design magazine, offering tranquil woodland views and a spa-inspired ensuite complete with a beautiful clawfoot soaker tub,

oversized walk-in shower, and elegant finishes. A second bedroom on the main floor offers flexibility for guests or family, while the fully developed walkout lower level features three additional bedrooms, spacious family and recreation areas, and exceptional space for entertaining or multi-generational living. Step outside and enjoy the expansive wraparound deck, hot tub, beautifully landscaped yard, and peaceful outdoor living spaces that are as inviting as the home itself. Adding even more value is the impressive 990-square-foot heated detached workshop—a dream space for hobbyists, woodworkers, mechanics, artists, entrepreneurs, or anyone seeking exceptional workspace separate from the home. Located just 30 minutes to Cochrane and approximately 45 minutes to Calgary, this exceptional property offers the perfect balance of rural serenity and everyday convenience. Whether you're searching for a forever home, a peaceful country retreat, or a property that reflects uncompromising quality and craftsmanship, this Water Valley estate is truly one of a kind. A property this special is more than a home, it's a lifestyle.