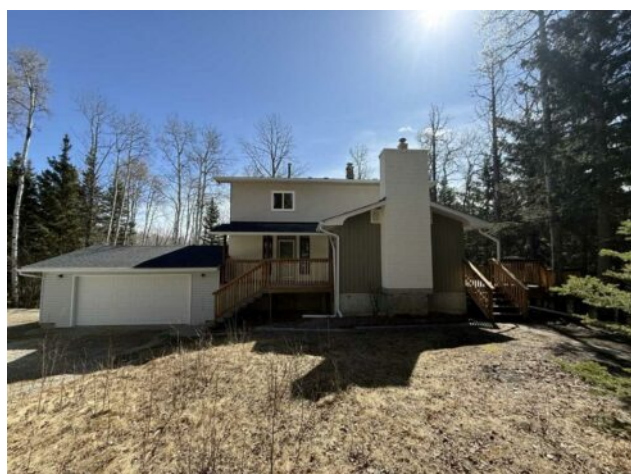


31, 29066 Range Road 52  
Rural Mountain View County, Alberta

MLS # A2216811



**\$772,500**

<b>Division:</b>	Winchell Lake Est		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,890 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.48 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	3-29-5-W5
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

## HUGE PRICE REDUCTION

Nature's Music is Calling & 1.48 Acres at Winchell Lake Discover your private paradise on 1.48 beautifully treed acres just steps from tranquil Winchell Lake. This totally renovated two-storey home offers the perfect blend of comfort, style, and seclusion&mdash;ideal as a year-round residence or a peaceful summer getaway. Key Features: Fully Renovated Home & Every detail has been upgraded: new windows, new flooring, fresh paint throughout, new roof, new high-efficiency furnace, hot water tank, and a refreshed gravel driveway. New Double Attached Garage & Plenty of room for your vehicles, tools, or recreational gear. Spacious, Family-Friendly Design & Enjoy a large country kitchen with adjoining family-style dining area, perfect for entertaining. The main floor also features a generous flex room that can be used as a bedroom, office, or guest space. Serene Upper Level & The primary bedroom offers a peaceful view of the southern forest, with two additional good-sized bedrooms, a large family room, and a 4-piece main bath. Walk-Up Basement & Fully finished with a rec room, games area, mechanical room, two versatile flex rooms, and a brand-new 3-piece bathroom&mdash;ideal for guests or multigenerational living. Outdoor Living & Step onto the massive south-facing deck and immerse yourself in undisturbed natural beauty. Just a short walk to Winchell Lake for year-round fishing, kayaking, or quiet reflection. Location Perks: Only 15 minutes to Water Valley Just 1 hour to downtown Calgary This is more than a property&mdash;it's a lifestyle. Whether you're looking for a family home in nature, a seasonal

retreat, or a place to build your vision, this incredible Winchell Lake gem is waiting for you.