

304, 29415 Range Road 52  
Rural Mountain View County, Alberta

MLS # A2279470



## \$1,069,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,050 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Asphalt, Gated, Heated Garage, Parking Pad, Paved, RV Access/Parking, Tri		
<b>Lot Size:</b>	2.00 Acres		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Landscaped, Lawn, Many Trees, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	26-29-5-W5
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s)		

**Inclusions:** Shed on skids, metal shelving closest to garage man door. Ring doorbell system. Central vacuum system sold as is.

Stunning 3+1 Bedroom, 4 bath, 2-storey home offering just over 2,000 sq ft plus a bright fully finished basement, perfectly set on a beautifully treed and landscaped 2-acre corner parcel in the friendly community of Water Valley. From the moment you arrive&mdash;paved driveway, gated entry, mature trees, and a triple attached garage&mdash;you&rsquo;ll feel the pride of ownership. The main floor features soaring ceilings, updated paint and flooring, custom granite countertops, main floor laundry, and central A/C. Upstairs, you&rsquo;ll find a spacious primary bedroom with a walk-in closet and a 4-piece ensuite featuring a corner jetted tub and beautiful views. Two additional great-sized bedrooms offer tons of natural light and gorgeous valley views, while a spacious 4-piece main bath completes the upper level. Downstairs, the finished basement is exceptionally inviting with oversized bright windows that truly don&rsquo;t feel like a basement, plus a fourth bedroom, full bathroom, and a large recreation room&mdash;perfect for guests, teens, or movie nights. Enjoy outdoor living at its best with a veranda, front porch, wraparound deck, and a large covered and open west-facing deck&mdash;ideal for sunsets and entertaining. The entire property is fully fenced and gated, includes a large dog run, and an 11&rsquo; x 28&rsquo; implement shed on skids. In-floor heat in the basement and garage adds comfort year-round. Great water well, recently tested for pressure and potability. Enjoy small-town charm and year-round community events&mdash;just 35 minutes north of Cochrane and under an hour to Calgary International Airport.