

\$809,900 - 31, 29066 Range Road 52, Rural Mountain View County

MLS® #A2216811

\$809,900

4 Bedroom, 3.00 Bathroom, 1,890 sqft
Residential on 1.48 Acres

Winchell Lake Est, Rural Mountain View
County, Alberta

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—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 â€“ Fully finished with a rec room, games area, mechanical room, two versatile flex rooms, and a brand-new 3-piece bathroomâ€”ideal for guests or multigenerational living.

Outdoor Living â€“ 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 propertyâ€”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.

Built in 1978

Essential Information

| | |
|----------------|----------------------------------|
| MLS® # | A2216811 |
| Price | \$809,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,890 |
| Acres | 1.48 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey, Acreage with Residence |
| Status | Active |

Community Information

Address 31, 29066 Range Road 52

| | |
|-------------|----------------------------|
| Subdivision | Winchell Lake Est |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 2E0 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | BBQ gas line |
| Lot Description | Backs on to Park/Green Space, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 2 |
| Zoning | 12 |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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