

\$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 – Fully finished with a rec room, games area, mechanical room, two versatile flex rooms, and a brand-new 3-piece bathroom—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—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	3
Zoning	12

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.