

# **\$767,500 - 31, 29066 Range Road 52, Rural Mountain View County**

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MLS® #A2216811

**\$767,500**

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

Winchell Lake Est, Rural Mountain View  
County, Alberta

**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—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	\$767,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,890
Acres	1.48
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey

Status	Active
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### 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, Microwave Hood Fan, Refrigerator, Electric Stove
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	113
Zoning	12

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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