# \$1,500,000 - Township Road 342a, Rural Mountain View County

MLS® #A2218244

### \$1,500,000

4 Bedroom, 3.00 Bathroom, 1,992 sqft Residential on 50.68 Acres

NONE, Rural Mountain View County, Alberta

Escape the city and embrace Alberta's natural beauty with this exceptional log home on 50 private acres along the serene banks of the James Riverâ€"With over half a mile of river frontage and 15 marked trails, this is a rare opportunity for outdoor enthusiasts seeking a tranquil getaway without sacrificing comfort or style.

Perfectly positioned to capture breathtaking views and sunlight, this fully furnished 4-bedroom, 3-bathroom home is designed for entertaining and relaxing in equal measure. The floor-to-ceiling southeast-facing windows in the great room flood the space with natural light, while the expansive deck is ideal for BBQs, gathering with friends, or simply soaking in the beauty of sunrise and sunset over the river valley.

Inside, craftsmanship and comfort are evident in every detail. Slate and brushed oak flooring, granite countertops, custom cabinetry, triple-pane windows, and high-end appliances create an elegant yet warm and welcoming space. The gourmet kitchen seamlessly connects to a generous dining area, making it easy to host family and friends after a day exploring the private trail network or floating the river.

The home offers multiple inviting living areas







spread across three levels. The main floor features a bright and spacious great room with a wood-burning stove, a comfortable bedroom, a full bath, and a convenient laundry area. The loft offers a second family room, a large bedroom, and a four-piece bathroom. The fully developed lower level includes another living space, a third bedroom, a full bathroom, and a second laundry setupâ€"perfect for extended stays or hosting guests.

An oversized, fully finished and heated garage provides ample room for quads, vehicles, and equipment, while a backup generator, an excellent well, and a modern septic system offer added peace of mind. Best of all, the home comes completely furnished with high-quality, craftsman-built furniture, appliances, and much of the essential equipmentâ€"so you can simply move in and start enjoying your summer.

Whether you're seeking a peaceful nature retreat or a welcoming base for outdoor adventure and entertaining, this turn-key property offers a rare blend of privacy, luxury, and convenienceâ€"all within easy reach of Edmonton or Calgary.

Built in 2010

#### **Essential Information**

MLS® #	A2218244
Price	\$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,992
Acres	50.68
Year Built	2010
Туре	Residential

Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

# **Community Information**

SubdivisionNONECityRural Mountain View CountyCountyMountain View CountyProvinceAlbertaPostal CodeT0M 0K0AmenitiesIParking Spaces10ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2WaterfrontRiver FrontInteriorInteriorInterior FeaturesBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementYesBasementSBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, LogFoundationICF Block, Poured Concrete	Address	Township Road 342a
CountyMountain View CountyProvinceAlbertaPostal CodeTOM 0K0AmenitiesTom 0K0Parking Spaces10ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2WaterfrontRiver FrontInteriorBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplace1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementYesBasementBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Subdivision	NONE
ProvinceAlbertaPostal CodeTOM OKOAmenities-Parking Spaces10ParkingDuble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2WaterfrontRiver FrontInterior-Interior FeaturesBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementYesExteriorSBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	•	-
Postal CodeT0M 0K0AmenitiesParking Spaces10ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2# of Garages2WaterfrontRiver FrontInteriorBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesBreakfast Bar, Duilt-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Refrigerator, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forezer, Gas Stove, Microwave, Washer, Washer, Dryer, Freezer, Gas Stove, Microwave, Masher, Bished, FullFireplaces1Fireplaces1Fireplaces1BasementYesBasementYesFixeriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionKeta, Concrete, MixedRoofMetal, Concrete, Mixed	•	-
AmenitiesParking Spaces10ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2# of Garages2WaterfrontRiver FrontInteriorInteriorBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer/Uryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplaceYesBasementYesBasementFinished, FullExterior FeaturesExterior FeaturesBAQ gas line, Fire Pit, Private Yard, Rain GuttersCoolscriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log		
Parking10ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2WaterfrontRiver FrontInteriorBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYesBasementLiving Room, Wood Burning StoveHas BasementFinshed, FullExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain Gutters Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Postal Code	ТОМ ОКО
ParkingDouble Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage# of Garages2WaterfrontRiver FrontInteriorEnsekfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementYesBasementFinished, FullExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Amenities	
Workshop in Garage# of Garages2WaterfrontRiver FrontInteriorInteriorBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Parking Spaces	10
WaterfrontRiver FrontInteriorInterior FeaturesBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Parking	
InteriorInterior FeaturesBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1BasementYesBasementYesBasementFinished, FullExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain Gutters Private, See RemarksRoofMetal, Concrete, MixedKoofMetal, Concrete, MixedKonstructionStone, Log	# of Garages	2
Interior FeaturesBreakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Waterfront	River Front
Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed CeilingsAppliancesDishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Interior	
Washer, Washer/Dryer Stacked, Window CoveringsHeatingBoiler, In Floor, Forced Air, Natural Gas, Fan Coil, WoodCoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Interior Features	Natural Woodwork, No Animal Home, No Smoking Home, Open
CoolingNoneFireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain Gutters Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, Mixed Stone, Log	Appliances	
FireplaceYes# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorExterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Heating	Boiler, In Floor, Forced Air, Natural Gas, Fan Coil, Wood
# of Fireplaces1FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorSBQ gas line, Fire Pit, Private Yard, Rain GuttersCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Cooling	None
FireplacesLiving Room, Wood Burning StoveHas BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain Gutters Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, Mixed Stone, LogConstructionStone, Log	Fireplace	Yes
Has BasementYesBasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	# of Fireplaces	1
BasementFinished, FullExteriorBBQ gas line, Fire Pit, Private Yard, Rain Gutters Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, Mixed Stone, Log	Fireplaces	Living Room, Wood Burning Stove
ExteriorExterior FeaturesLot DescriptionRoofRoofMetal, Concrete, MixedStone, Log	Has Basement	Yes
Exterior FeaturesBBQ gas line, Fire Pit, Private Yard, Rain GuttersLot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Basement	Finished, Full
Lot DescriptionCreek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Exterior	
Private, See RemarksRoofMetal, Concrete, MixedConstructionStone, Log	Exterior Features	BBQ gas line, Fire Pit, Private Yard, Rain Gutters
Construction Stone, Log	Lot Description	
	Roof	Metal, Concrete, Mixed
Foundation ICF Block, Poured Concrete	Construction	Stone, Log
	Foundation	ICF Block, Poured Concrete

## **Additional Information**

Date ListedMay 7th, 2025Days on Market1Zoning1

# **Listing Details**

Listing Office Sotheby's International Realty Canada

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.