

31, 29066 Range Road 52
Rural Mountain View County, Alberta

MLS # A2262110



\$759,000

Division:	Winchell Lake Est		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,890 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.48 Acres		
Lot Feat:	Backs on to Park/Green Space, Treed		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	3-29-5-W5
Exterior:	Stucco, Vinyl Siding	Zoning:	12
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/A

?? Huge Price Reduction – Your Winchell Lake Retreat Awaits! Escape to 1.48 private, treed acres just steps from the calm waters of Winchell Lake. This fully renovated two-storey home blends modern comfort with natural beauty—perfect for year-round living or as a serene seasonal getaway. ? Highlights: Fully Renovated Inside & Out – Brand new windows, flooring, paint, roof, high-efficiency furnace, hot water tank, and a refreshed gravel driveway. Oversized Double Garage – Ample space for vehicles, tools, and outdoor toys. Spacious Country Kitchen & Dining – Designed for family gatherings and entertaining. Main-Floor Flex Room – Ideal for a guest room, office, or hobby space. Peaceful Upper Level – Primary suite with forest views, plus two additional bedrooms, flex area for reading or Studying , and a 4-piece bath. Finished Walk-Up Basement – Includes rec room, games area, two versatile flex rooms, mechanical room, and a new 3-piece bathroom—perfect for guests or multigenerational living. ?? Outdoor Living: Step onto the expansive south-facing deck and soak up the surrounding wilderness. Stroll to Winchell Lake for fishing, kayaking and walking paths , or quiet reflection all year round. ?? Location: 15 minutes to Water Valley 1 hour to downtown Calgary This isn't just a home—it's a lifestyle. Whether you dream of a family retreat in the woods, a full-time residence surrounded by nature, or a private getaway near the lake, this Winchell Lake property is ready to welcome you.