

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

---

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	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	Vinyl Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	98
Zoning	12

### Listing Details

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

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.