

# \$1,500,000 - 30080 Range Road 51, Rural Mountain View County

MLS® #A2200691

**\$1,500,000**

7 Bedroom, 6.00 Bathroom, 4,225 sqft  
Residential on 10.00 Acres

NONE, Rural Mountain View County, Alberta

Located on a no thru road, this beautiful home boasts breathtaking mountain, valley, and river views as well as so much privacy! Drive up the fabulous paved driveway to be greeted to this 2 story welcoming farmhouse style home that boasts plenty of design features including brand new dormer style windows showcasing a metal roof, cedar siding and lovely overhang for the wrap around deck. This home has over 6000 ft.Â² of living space including an over 1000 ft.Â² over the garage carriage house that has its own separate entrance! Walking into the front foyer is so inviting with the vaulted ceiling & looking straight out to the view. The large kitchen has an amazing AGA oven which is certainly a conversation piece keeping the room extra warm & cozy in the winter months. Beside the kitchen nook is the living room that has a double sided rock fireplace sharing the perfect home office the other side with double French doors. Separate dining area to entertain & the main floor bedroom has a walk in closet with an handicap accessible en suite which is a big bonus. Going up the bright open staircase to the landing you can see the ceilings stylish angles. The master bedroom has a wonderful unique vaulted ceiling, a sitting area as well as a newly renovated ensuite. All three bedrooms share the same picturesque views toward the mountain and river valley. There is also a large shared 5 piece bathroom as well as an office that you



could use as a 4th bedroom. Accessible from the second floor is the carriage house built over the (heated) garage and has its own separate entrance to outside. It has an open concept with kitchenette, dining area, full bathroom, Murphy bed & plenty of light! This room is acoustically designed for music, movies & hosting events. The home is very diverse with whatever family situation you have OR the potential for additional income! Downstairs has a walkout basement with a large open recreation-family area including a bar with custom woodwork from a local artisan, space for a pool table & a perfect spot to watch movies. 2 bedrooms downstairs(1 with a full en suite), large workout room, & wine cellar. The triple garage is oversized with its own electrical panel and 2 pony panels with 30 amp for RV hookups. The land is unique with plenty of privacy/trees & no houses or lights in the view! It borders the Little Red River & you can access it going down the hill for some fishing or just to sit in peace listening to the water. Additionally it has a natural spring, 150 x 60 riding ring, 2 paddocks, a lean-to, & tack storage shed. Also boasts nice lawn areas around the home, raised garden beds & a pasture. Only 30 minutes to Cochrane & less than an hour to the Calgary airport. Water valley is a vibrant area with wildlife, community halls, event centre, library, baseball, paved hockey rink, general store, saloon & hosts many volunteer run events such as the rodeo and Celtic festival. Cremona is only 10 minutes away with a school(K-12), churches, rec facilities ect.

Built in 1990

### **Essential Information**

MLS® #	A2200691
Price	\$1,500,000
Bedrooms	7

Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	4,225
Acres	10.00
Year Built	1990
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	30080 Range Road 51
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, High Speed Internet Available, Other, Phone Connected, See Remarks, Satellite Internet Available, Underground Utilities, Water Connected
Parking	Concrete Driveway, Driveway, Front Drive, Outside, Parking Pad, Paved, Triple Garage Attached, Additional Parking, Garage Door Opener, Other, See Remarks, RV Access/Parking
# of Garages	3
Is Waterfront	Yes
Waterfront	River Access, See Remarks

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Dry Bar, French Door, Wood Windows, Jetted Tub, Natural Woodwork, Recreation Facilities, See Remarks
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Built-In Gas Range, Electric Cooktop, Gas Stove, Gas Water Heater, See Remarks, Warming Drawer, Wine Refrigerator, Water Softener

Heating	Natural Gas, Baseboard, Boiler, Fireplace(s), Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Den, Double Sided, Great Room, Mantle, Other, See Remarks, Stone
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Walk-Out

## Exterior

Exterior Features	Balcony, Garden, Lighting, Other, Private Entrance, Private Yard, Storage, Courtyard, Permeable Paving, Rain Gutters, RV Hookup
Lot Description	Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views, Waterfront, Cleared, Creek/River/Stream/Pond, Many Trees, Native Plants, Other, Pasture, Paved, Private, Rolling Slope, Seasonal Water, Secluded, Sloped Down, Treed, Wooded, Yard Drainage
Roof	Metal
Construction	Concrete, Wood Frame, Cedar, Shingle Siding, See Remarks, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	March 13th, 2025
Days on Market	21
Zoning	1

## Listing Details

Listing Office      Century 21 Bamber Realty LTD.

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