

# \$1,064,900 - 15-29508 Range Road 52, Rural Mountain View County

MLS® #A2202320

**\$1,064,900**

4 Bedroom, 3.00 Bathroom, 1,951 sqft  
Residential on 5.49 Acres

Black Bear Ridge, Rural Mountain View County, Alberta

Follow the private, tree-lined driveway to this beautifully situated 1,950 sq. ft. walkout bungalow, sitting on 5.49 bright and beautifully treed acres just outside Water Valley. This 3+1 bedroom home offers a functional layout with an oversized heated double detached garage and a convenient carport.

The main level features a spacious heated porch leading into an open-concept kitchen/living area with vaulted ceilings. The large kitchen boasts a massive island, ideal for family gatherings, while the living room is centered around a standalone gas fireplace. A bright south-facing sunroom includes a large dining area featuring solar tube lighting. The primary bedroom includes a 3-piece ensuite, complemented by two additional bedrooms and a full bathroom on the main floor. The walkout lower level offers a versatile space with a large family room, a massive recreation area, and ample storage. A unique bedroom, den and a combined bathroom/laundry room complete this level.

Outdoor living is easy with a wraparound deck—choose the covered east and north sides for shade or the open south-facing deck that leads to the lawn and firepit area.

Additional property features include a 20'x30' tarp Quonset, a storage shed, and a cleared front section, ideal for grazing a horse or adding a shop (subject to county



approval). A small creek runs through the southeast corner, adding to the property's charm. Acreages like this don't come up often—book your showing today and don't miss this opportunity to live in a great community under an hour from Calgary!

Built in 2002

### Essential Information

MLS® #	A2202320
Price	\$1,064,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,951
Acres	5.49
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	15-29508 Range Road 52
Subdivision	Black Bear Ridge
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

### Amenities

Parking	Carport, Covered, Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Parking Pad, Workshop in Garage, Driveway
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No
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Appliances	Animal Home, Pantry, Wired for Sound, Solar Tube(s) Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Water Heater, Trash Compactor
Heating	Boiler, In Floor, Propane, Space Heater
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Propane
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	17
Zoning	R-CR

### **Listing Details**

Listing Office	CIR Realty
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