

\$1,389,000 - 11, 29327 Range Road 52, Rural Mountain View County

MLS® #A2262187

\$1,389,000

5 Bedroom, 4.00 Bathroom, 3,276 sqft
Residential on 3.24 Acres

Watervalley, Rural Mountain View County,
Alberta

Price Improved!Wow! Welcome home to this beautiful, Custom Built masterpiece! Discover nearly 3.5 acres of peaceful and tranquil country living in stunning Water Valley! Just minutes from the Water Valley Golf Course. This 2021 custom-built slab-on-grade home offers over 3,200 sq ft of thoughtfully and tastefully designed living space! Boasting a bright open layout, ideal for both family living and entertaining.

Inside, youâ€™ll find 5 spacious bedrooms and 4 bathrooms, including a Jack & Jill setup between two bedrooms. The primary suite features patio doors to the great outdoors, perfect for enjoying your morning coffee in the fresh air. The soaring 10 ft ceilings and large wood-burning fireplace in the living room create a warm and inviting atmosphere. The Kitchen is stunning. Featuring Granite countertops, custom cabinetry, walk in pantry, top of the line appliances, and a large island for guests! The home has a oversized, heated double attached garage, with 200 amp service and plug in for your electric car, and large loft provide both function and style. The home is equipped with modern conveniences such as built-in speakers, a Lutron lighting system, and in-floor heating combined with a high-flow air system for comfort year-round. Itâ€™s also future-ready with wired hot tub and RV plug-ins, 200 amp farm service with room for



expansion, and an area prepped for a shop with previous county approval. Built with efficiency and durability in mind, the home boasts 8â€• exterior walls, energy-efficient design, and covered ground-level decks front and back for seamless indoor-outdoor living. The property itself offers a beautiful blend of forested privacy and flat, open grassed areas, giving you the best of both worldsâ€”room to roam, play, and build.

This truly is a very rare opportunity to own a modern, acreage home, that is unmatched in character, style and design in the heart of Water Valley. Book a showing today with your favourite real estate agent! This wonderful opportunity will not last!

Built in 2021

Essential Information

MLS® #	A2262187
Price	\$1,389,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,276
Acres	3.24
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	11, 29327 Range Road 52
Subdivision	Watervalley
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T4C1A8

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, RV Access/Parking, In Garage Electric Vehicle Charging Station(s), Gravel Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Crown Molding, Smart Home
Appliances	Dishwasher, Gas Stove, Refrigerator, Washer/Dryer, Instant Hot Water
Heating	In Floor, Natural Gas, Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Mantle
Basement	None

Exterior

Exterior Features	Barbecue, BBQ gas line, Lighting, Private Entrance, RV Hookup
Lot Description	Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn, Many Trees, No Neighbours Behind, Views, Wooded
Roof	Metal
Construction	Metal Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 3rd, 2025
Days on Market	13
Zoning	11

Listing Details

Listing Office	eXp Realty
----------------	------------

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