

\$1,950,000 - 4252 Township Road 322, Rural Mountain View County

MLS® #A2248012

\$1,950,000

3 Bedroom, 4.00 Bathroom, 2,629 sqft
Single Family on 105.20 Acres

N/A, Rural Mountain View County, Alberta

This private acreage and cozy riverfront retreat is a rare and remarkable offering just south of Sundre — 105.20 acres of breathtaking old-growth forest with over one kilometre of pristine frontage along the Little Red Deer River. Protected under a conservation easement, the land safeguards a vital wildlife corridor, preserving the towering trees and ensuring the continued presence of moose, deer, and countless other species. At the heart of the property, tucked into the trees, is a warm and inviting 2,629 sq ft 1.5-storey home. Vaulted ceilings, rich wood accents, and expansive windows frame serene forest and river views, while a thoughtful layout offers a spacious main living area, a tranquil upper-level primary suite, and a walk-out basement that flows seamlessly into the surrounding landscape. Multiple outdoor living spaces — from expansive decks to quiet seating areas — invite you to relax, entertain, and soak in the sights and sounds of nature. Lovingly cared for over nearly five decades, this sanctuary blends beauty with practicality. It includes an income-generating natural gas surface lease and endless opportunities for personal enjoyment: morning coffee on the deck, peaceful walks along the river, and adventurous afternoons exploring private trails. Available on its own or together with the adjacent 44.48-acre agricultural parcel (MLS# A2248020), presenting extraordinary



possibilities: multi-generational living, equestrian facilities, additional residences, or expanded agricultural pursuits – all in a private, picturesque setting just over an hour from Calgary or Banff. Whether you dream of a conservation-minded acreage, a secluded retreat, or a legacy estate with character and soul, this property offers it all. (id:6289)

Built in 1991

Essential Information

Listing #	A2248012
Price	\$1,950,000
Bedrooms	3
Bathrooms	4.00
Square Footage	2,629
Acres	105.20
Year Built	1991
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4252 Township Road 322
Subdivision	N/A
City	Rural Mountain View County
Province	Alberta
Postal Code	T0M1X0

Amenities

Utilities	Electricity, Natural Gas
Features	Treed, See remarks, Other, No neighbours behind
Parking	Attached Garage
# of Garages	2
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Sotheby's International Realty Canada



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