

\$1,500,000 - 30070 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

Amazing location on a no thru road! This beautiful home boasts breathtaking mountain, valley, & 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 & 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 & 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 & 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 & 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

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|----------|-------------|
| 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

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|-------------|----------------------------|
| Address | 30070 Range Road 51 |
| Subdivision | NONE |
| City | Rural Mountain View County |
| County | Mountain View County |
| Province | Alberta |
| Postal Code | T0M 0R0 |

Amenities

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

Interior

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

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

Exterior

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

Additional Information

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|----------------|------------------|
| Date Listed | March 13th, 2025 |
| Days on Market | 67 |
| Zoning | 1 |

Listing Details

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| Listing Office | Century 21 Bamber Realty LTD. |
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