

# \$1,124,900 - 7, 29508 Range Road 52, Rural Mountain View County

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MLS® #A2214514

**\$1,124,900**

5 Bedroom, 3.00 Bathroom, 2,127 sqft  
Residential on 5.02 Acres

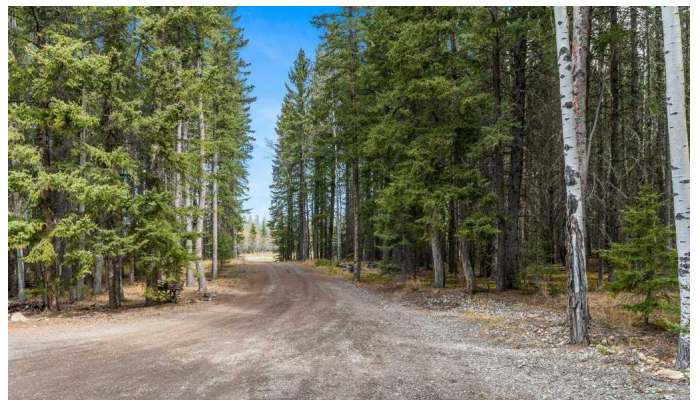
Black Bear Ridge, Rural Mountain View County, Alberta

**PRICE IMPROVEMENT!** Custom-built 2,100 sq. ft. walkout bungalow on 5.02 acres in the desirable Black Bear Subdivision, just north of Water Valley. This home features vaulted ceilings, a double attached garage, and is privately nestled among mature trees for added privacy with an abundance of natural light.

A massive covered front porch leads through double doors into a spacious foyer with soaring ceilings. The large kitchen offers granite countertops and river rock accents, and connects to a bright sunroom or dining area with access to the west-facing deck. The living room boasts 16' vaulted ceilings, floor-to-ceiling windows, and a striking 3 sided rock-faced gas fireplace. Maple hardwood runs through much of the main floor, which has also been freshly professionally painted.

The generous primary suite features a 5-piece ensuite with jetted tub, dual vanities, large shower, walk-in closet and river rock accents. Two additional bedrooms have new vinyl plank flooring, and the main floor also includes an updated laundry area with new washer/dryer. A 4-piece bathroom finishes off the main floor.

Downstairs, a recently finished walkout basement offers a spacious rec room with 9' ceilings, pool table, and abundant natural light. A nearly completed bar area includes a custom live edge bar. Two more



large bedrooms, a stunning 4-piece bath, and a storage/utility room complete the lower level. The low-maintenance yard is landscaped with rock and gravel, and includes a firepit area in the front. Additional features include raised garden beds, a tarp garage, large dog run, wood shed, air conditioning, and surround sound wiring inside and out. Surrounded by forest with space to build a future garage or shop, this property offers the perfect mix of privacy, space, serenity and functionality. Discover this warm community with lots of heart just under an hour from Calgary.

Built in 2001

### Essential Information

MLS® #	A2214514
Price	\$1,124,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,127
Acres	5.02
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	7, 29508 Range Road 52
Subdivision	Black Bear Ridge
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

### Amenities

Utilities	Heating Paid For, Phone Paid For, Water Paid For
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Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Refrigerator, Washer, Water Conditioner, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Fire Pit, Private Yard
Lot Description	Cul-De-Sac, Dog Run Fenced In, Landscaped, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Treed
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	61
Zoning	11

## Listing Details

Listing Office	CIR Realty
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