

# \$1,725,000 - 4516 Township Road 301 A, Rural Mountain View County

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MLS® #A2214686

**\$1,725,000**

3 Bedroom, 3.00 Bathroom, 2,571 sqft  
Residential on 33.22 Acres

NONE, Rural Mountain View County, Alberta

A Private Riverfront Retreat, Where Nature Meets Luxury! Hidden in the Tree's Above the Little Red Deer River this Exceptional Property Offers Over 30 Acres - Enabling an Extraordinary Lifestyle Rooted in Peace, Privacy, and the Beauty of Nature. Built in 2011, the Executive-Style Two-Storey Home Sits Gracefully on Pavement and Captures the Perfect Balance Between Rustic Charm and Modern Comfort. From the Moment You Arrive, Youâ€™ll Sense That This Isnâ€™t Just a Propertyâ€”Itâ€™s a Way of Life. With Land on Both Sides of the River, Youâ€™re Truly Immersed in Your Own Slice of Paradise. Whether You're Sipping Your Morning Coffee While Listening to the Flowing River or Hosting a Weekend Gathering by the Campfire, Every Corner of this Estate is Designed to Bring Joy, Relaxation, and Connection. The Private Campground â€” Complete With Multiple RV Hookups â€” Makes This an Entertainerâ€™s Dream for Family & Friends. With Riverfront Access, Enjoy Fishing, Canoeing, or Simply Unwinding on Your Own Beach. The Fenced Pasture Offers Room for a Couple of Horses, Chickens, or Other Hobby Farm Dreams. Inside the Home, No Detail was Overlooked. Enjoy 9 ft Ceilings on Both the Main and Lower Levels, Solid Maple Cabinetry, Quartz Countertops, a Large Quartz-topped Island, Stainless Steel Appliances and Oversized Pantry. The Main Floor Features an Expansive



Primary Suite With a Spa-Inspired 5-piece  
Ensuite with Double Vanities, a Steam  
Shower, and a Soaker Tubâ€”a True Retreat  
at the End of the Day. Upstairs, Two  
Generously Sized Bedrooms Offer Comfort  
and Space for Family or Guests. With  
Open-Concept Living, Stunning Natural Views  
from Every Window, and an Abundance of  
Space to Explore, This Property Redefines  
What it Means to Live Well. This is More Than  
a Home. It's Your Dream Lifestyle!

Built in 2011

### Essential Information

MLS® #	A2214686
Price	\$1,725,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,571
Acres	33.22
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	4516 Township Road 301 A
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 0R0

### Amenities

Parking	Double Garage Attached
# of Garages	2

Is Waterfront	Yes
Waterfront	River Front

## Interior

Interior Features	Kitchen Island, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard, RV Hookup
Lot Description	Private, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	20
Zoning	AG

## Listing Details

Listing Office	CIR Realty
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