

# \$1,500,000 - Township Road 342a, Rural Mountain View County

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MLS® #A2218244

**\$1,500,000**

4 Bedroom, 3.00 Bathroom, 1,992 sqft  
Residential on 50.68 Acres

NONE, Rural Mountain View County, Alberta

Escape the city and embrace Alberta's natural beauty with this exceptional log home on 50 private acres along the serene banks of the James River. With over half a mile of river frontage and 15 marked trails, this is a rare opportunity for outdoor enthusiasts seeking a tranquil getaway without sacrificing comfort or style.

Perfectly positioned to capture breathtaking views and sunlight, this fully furnished 4-bedroom, 3-bathroom home is designed for entertaining and relaxing in equal measure. The floor-to-ceiling southeast-facing windows in the great room flood the space with natural light, while the expansive deck is ideal for BBQs, gathering with friends, or simply soaking in the beauty of sunrise and sunset over the river valley.

Inside, craftsmanship and comfort are evident in every detail. Slate and brushed oak flooring, granite countertops, custom cabinetry, triple-pane windows, and high-end appliances create an elegant yet warm and welcoming space. The gourmet kitchen seamlessly connects to a generous dining area, making it easy to host family and friends after a day exploring the private trail network or floating the river.

The home offers multiple inviting living areas



spread across three levels. The main floor features a bright and spacious great room with a wood-burning stove, a comfortable bedroom, a full bath, and a convenient laundry area. The loft offers a second family room, a large bedroom, and a four-piece bathroom. The fully developed lower level includes another living space, a third bedroom, a full bathroom, and a second laundry setupâ€”perfect for extended stays or hosting guests.

An oversized, fully finished and heated garage provides ample room for quads, vehicles, and equipment, while a backup generator, an excellent well, and a modern septic system offer added peace of mind. Best of all, the home comes completely furnished with high-quality, craftsman-built furniture, appliances, and much of the essential equipmentâ€”so you can simply move in and start enjoying your summer.

Whether you're seeking a peaceful nature retreat or a welcoming base for outdoor adventure and entertaining, this turn-key property offers a rare blend of privacy, luxury, and convenienceâ€”all within easy reach of Edmonton or Calgary.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218244    |
| Price          | \$1,500,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,992       |
| Acres          | 50.68       |
| Year Built     | 2010        |
| Type           | Residential |

|          |                                           |
|----------|-------------------------------------------|
| Sub-Type | Detached                                  |
| Style    | 1 and Half Storey, Acreage with Residence |
| Status   | Active                                    |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | Township Road 342a         |
| Subdivision | NONE                       |
| City        | Rural Mountain View County |
| County      | Mountain View County       |
| Province    | Alberta                    |
| Postal Code | T0M 0K0                    |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                              |
| Parking        | Double Garage Detached, Heated Garage, Insulated, Oversized, Workshop in Garage |
| # of Garages   | 2                                                                               |
| Waterfront     | River Front                                                                     |

### Interior

|                   |                                                                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Freezer, Gas Stove, Microwave, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings                                                       |
| Heating           | Boiler, In Floor, Forced Air, Natural Gas, Fan Coil, Wood                                                                                                            |
| Cooling           | None                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                    |
| Fireplaces        | Living Room, Wood Burning Stove                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                                       |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Private Yard, Rain Gutters                                      |
| Lot Description   | Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Many Trees, Private, See Remarks |
| Roof              | Metal, Concrete, Mixed                                                                  |
| Construction      | Stone, Log                                                                              |
| Foundation        | ICF Block, Poured Concrete                                                              |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 4             |
| Zoning         | 1             |

**Listing Details**

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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