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

MLS® #A2248012

$1,950,000
3 Bedroom, 4.00 Bathroom, 2,629 sqft
Residential on 105.20 Acres

NONE, Rural Mountain View County, Alberta

This private acreage and cozy riverfront retreat is a rare and remarkable offering just south of Sundre â€" 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 â€" from expansive decks to quiet seating areas â€" 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 â€” 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.

Built in 1991

Essential Information

MLS® #	A2248012
Price	$1,950,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,629
Acres	105.20
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	4252 Township Road 322
Subdivision	NONE
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 1X0

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Ceiling Fan(s), High Ceilings, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Fire Pit, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn, Many Trees, Native Plants, No Neighbours Behind, Secluded, See Remarks, Treed, Waterfront, Conservation
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	60
Zoning	1

Listing Details

Listing Office	Sotheby's International Realty Canada

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