

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

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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 – 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 – from expansive decks to quiet seating areas – 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 – 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 | Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Beamed Ceilings, Natural Woodwork |
| 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                                                                                                                                                       |

## Exterior

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

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 99                |
| Zoning         | 1                 |

## Listing Details

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

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