

# \$2,499,999 - 4252 Township Road 322, Rural Mountain View County

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MLS® #A2236656

**\$2,499,999**

3 Bedroom, 4.00 Bathroom, 2,629 sqft  
Residential on 149.68 Acres

NONE, Rural Mountain View County, Alberta

A truly special opportunity just south of Sundre—this 149.68-acre property spans two titles and offers a rare blend of natural beauty, privacy, and future potential. With over 1 km of frontage along the Little Red Deer River, the land includes 105.20 acres of protected old-growth forest under a conservation easement and 44.48 acres of versatile farmland. Nestled into the trees, the inviting 2,600+ sq ft home features vaulted ceilings, wood accents, large windows, and a thoughtfully designed layout that connects seamlessly with its surroundings. Lovingly stewarded for nearly 50 years, the land is alive with wildlife, privacy, and purpose. The conservation easement helps preserve the land as part of a vital wildlife corridor, protecting the mature forest and ensuring the continued presence of moose, deer, and countless other species that roam the property, while the farmland parcel provides exceptional flexibility—ideal for a second residence, guest house, equestrian facilities, or a multi-generational retreat. A natural gas surface lease offers additional income. Whether you're seeking a conservation-minded acreage, a private sanctuary, or a legacy estate with character and soul, this property offers it all—just over an hour from Calgary or Banff. 105.20 acres under conservation easement (LINC 0039707260) and 44.48-acre farmland parcel



(LINC 0039707278).

Built in 1991

### Essential Information

MLS® #	A2236656
Price	\$2,499,999
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,629
Acres	149.68
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, Soaking Tub, Vaulted Ceiling(s), Skylight(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, Lawn, Many Trees, No Neighbours Behind, See Remarks, Treed, Conservation, Creek/River/Stream/Pond, Farm, Native Plants, Secluded, Waterfront
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 4th, 2025
Days on Market	25
Zoning	1

## Listing Details

Listing Office	Sotheby's International Realty Canada
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