



GRASSROOTS
REALTY GROUP

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3472C Township Road 290 A
Rural Mountain View County, Alberta

MLS # A2218592



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,279 sq.ft.	Age:	1957 (68 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad, Triple Garage Detached		
Lot Size:	0.57 Acre		
Lot Feat:	Farm, Few Trees, Front Yard, No Neighbours Behind, Rectangular Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	5-29-3-W5
Exterior:	Mixed, See Remarks, Vinyl Siding	Zoning:	R-CR1
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Shed, 12'x 16' lofted BBQ cabin, murphy bed. Most furniture negotiable.

Welcome to this unique and fully renovated 2-bedroom walk-up bungalow nestled on 0.57 beautifully landscaped acres in the warm and welcoming community of Dogpound. Just a short, scenic drive—35 minutes northwest of Calgary, 25 minutes from Cochrane, and only 10 minutes to Cremona—this one-of-a-kind home offers modern country living with room to breathe. Originally built in 1957 and moved to a new walk-out foundation in 2015, the home has been thoughtfully updated to combine timeless character with modern design. The upper level features vaulted wood ceilings and an open-concept layout that includes a well-equipped kitchen with quartz countertops, stainless steel appliances, and a large dining and living area centered around a cozy gas fireplace. Patio doors from both the kitchen and living room lead to covered, south-facing front decks, offering a great space to enjoy the views year-round. The primary bedroom is spacious, with a four-piece ensuite and plenty of natural light. A second bedroom, currently used as a guest room, includes a built-in Murphy bed and easy access to the main three-piece bathroom. The walkout lower level offers stained concrete floors and plenty of flexible space for entertaining, hobbies, or future development. This level also includes a two-piece bath, laundry area, and utility room, with the potential to add another bedroom or two if needed. Out back, a unique private patio faces open pasture and includes a new gazebo for shaded summer gatherings. The yard is fully landscaped with a ramp to the back door for easy access. Additional features include a covered BBQ shelter/cabin, ample parking, and a 37' x 22' garage that's perfect for storage, projects, or multiple vehicles. This is a well-cared-for, move-in-ready home in a peaceful rural setting with convenient access to nearby towns and the

city. A great opportunity for those looking to enjoy the space and quiet of the countryside without sacrificing modern comforts.