



**107 Mount View  
Waterton Park, Alberta**

**MLS # A2246355**



**\$2,800,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Lake, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, High Ceilings, Natural Woodwork, Skylight(s)		

**Inclusions:** BBQ

Not often does a lake front property in Waterton come available. But here it is! Arguably the best lake location in Waterton because it is the less windy side and less busy side of the lake. Emerald Bay is truly a gem and this beautiful well constructed cottage sits on its edge. The open living room with vaulted ceilings and spectacular fireplace will immediately warm your heart and feel like home whether summer or winter. The perfectly placed windows bring the outdoors in and reveal the amazing view across the Bay of the historic Prince of Wales hotel. If you love Waterton then this is a must see. The house has lots of storage and closets. 2 1/2 baths and 4 bedrooms make family gathering comfortable. The hardwood accents and trim are timeless and rich. The house has high end furnace and even air conditioning. Spend some time on the photos and virtual guide and imagine yourself with a National Park as your back yard.