



**5 Walking Plow Estates
Cowley, Alberta**

MLS # A2297707



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,517 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	See Remarks, Single Garage Attached, Triple Garage Detached		
Lot Size:	2.57 Acres		
Lot Feat:	No Neighbours Behind, See Remarks, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: Fridge, Gas stove, Microwave, Dishwasher, Central A/C, Hot tub, Water softener, Washer, Dryer, Existing Window coverings, 2 garden sheds, 2 TV wall mounts, All Shelving, wall cupboards, and 4 benches in workshop, Garage door openers and remote(s), Champion Generator.

Experience acreage living at its finest in Walking Plow Estates near Cowley, Alberta. Set on 2.57 acres, this beautifully built Erickson home captures breathtaking views of big open prairie skies and the Rocky Mountains to the west, creating a peaceful setting that feels both private and expansive. Designed to embrace its surroundings, the home features large windows on both levels that fill the interior with natural light and showcase the spectacular landscape year-round. An amazing deck wraps around the south and west side of the home, which is perfect to soak up the incredible views. A walkout basement provides seamless access to the outdoors, while the glass-enclosed hot tub area offers a relaxing space to unwind and enjoy the scenery in every season. The home is wired with a generator plug (and generator is included) so that you can coast through any power disruptions. Outdoor enthusiasts will appreciate the proximity to the Oldman River dam, and you’re not far from mountain adventures offering excellent opportunities for boating and recreation close to home. This home is also on the school bus route to the Lundbreck School (K-12). The impressive triple garage setup includes a dedicated boat house capable of accommodating a boat or RV, along with a double vehicle garage and workshop, providing exceptional storage and flexibility for hobbies, projects, or outdoor gear. Whether you’re looking for a full-time residence or a peaceful retreat, this property offers the perfect blend of quality construction, stunning views, and access to Southern Alberta’s natural beauty.