



139, 5417 Highway 579
Rural Mountain View County, Alberta

MLS # A2299269



\$774,800

Division:	Ridgeland		
Type:	Residential/House		
Style:	3 Level Split, Acreage with Residence		
Size:	1,026 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	1.76 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Propane, Wood	Water:	Well
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	20-29-5-W5
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CR1
Foundation:	Perimeter Wall, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Starlink System, white electric fireplace in TV Room, linen cabinet in upper bedroom, 2 shelves in shed, wood-like shelf/cabinet in storage room, decor hanging on front of home, picnic table, lattice flower box and wood box on deck, fireplace tool set and chimney cleaning brush, all firewood in wood shed.

Welcome to this enchanting country acreage, nestled on the edge of a tranquil forest where sunlight filters through mature spruce and pine trees. This thoughtfully designed three bedroom plus den, two bath, three level split home set on 1.76 acres of peaceful woodland, just west of the picturesque hamlet of Water Valley. Offering a harmonious blend of natural serenity and modern convenience, this property is perfectly located just 45 minutes northwest of Calgary. Meticulously maintained and updated over the years, starting right from the studs, this home showcases craftsmanship and attention to detail at every turn. The natural woodwork throughout not only exudes a sense of timeless warmth but also complements the forested surroundings seamlessly. The open concept floor plan, paired with multiple flexible living spaces, provides the ideal layout to adapt to anyone's needs and lifestyle. One of the highlights of this home is the recently renovated lower walkout level. The primary bedroom, a true sanctuary of comfort, features soft, neutral tones, direct access to a private rear deck and a spa-like ensuite...this space is designed to provide rest and tranquility. Imagine beginning your mornings to the gentle songs of birds and ending your evenings by the comforting crackle of a real wood-burning stove. This is more than just a home—it is a retreat, a place where the extraordinary is found in everyday moments. Schedule your private viewing today of this one-of-a-kind property!