



265 SCHOOL Avenue N
Mountain View, Alberta

MLS # A2317602



\$800,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,501 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	1.81 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, Lawn, Pasture		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Stucco, Wood Framing	Zoning:	Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NONE

Stunning mountain views, quality craftsmanship, and country living at its finest—welcome to this exceptional acreage in the picturesque hamlet of Mountain View. Thoughtfully designed and beautifully constructed, this spacious home offers the perfect blend of comfort, functionality, and timeless style. Inside, you'll find vaulted ceilings, custom knotty alder cabinetry, granite countertops, and solid knotty alder doors throughout the main floor. The ICF basement construction provides durability and energy efficiency, while the beautifully finished gas fireplace and wood stove create a warm and inviting gathering space. Designed with everyday convenience in mind, the home features main-floor laundry, a practical mudroom, and abundant storage throughout. Step outside onto the large deck and take in the breathtaking mountain vistas and spectacular sunrises. The walkout basement opens onto a concrete patio, leading to a spacious backyard and a small creek that runs along the rear of the property. Situated on 1.83 acres with irrigation rights, this property offers endless possibilities for gardening, hobby farming, recreation, or simply enjoying the peace and privacy of acreage living. Located just 15 minutes from Waterton Lakes National Park, you'll have world-class hiking, fishing, wildlife, and outdoor adventure right at your doorstep.