



GRASSROOTS
REALTY GROUP

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5 Walking Plow Estates Cowley, Alberta

MLS # A2324932



\$1,125,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,524 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Single Garage Attached, Triple Garage Detached		
Lot Size:	2.57 Acres		
Lot Feat:	Landscaped, Lawn, No Neighbours Behind, Private, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Grouped Country Residenti
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry		

Inclusions: Air Conditioner, Refrigerator, Microwave, Gas Stove, Washer/Dryer, Water Softener, Window coverings including curtains, rods, and blinds, Hot tub, Shelving in detached Garage, Cabinets in Workshop, 2 x Sheds, Gas Generator, Garage door Opener and remotes, 2 x Tv Wall mount brackets

Perched on 2.57 acres with breathtaking panoramic views of the Oldman River Valley and surrounding mountain ranges, this custom-built walkout bungalow offers the perfect balance of luxury, privacy, and functionality. Wake up each morning to endless skies, spectacular sunrises, and wide-open spaces, with some of Southern Alberta's most incredible scenery right outside your window. Thoughtfully designed for comfortable main-floor living, this home features 9-foot ceilings, expansive windows that perfectly frame the views while filling the home with natural light, and a spacious kitchen complete with maple cabinetry, granite countertops, a gas range, abundant prep space, and walk-in pantry. The main floor also offers two generous bedrooms and has been built with accessibility in mind, featuring wider doorways, a staircase designed to accommodate a future stair lift, and plumbing already in place should you wish to add a main-floor laundry. The fully finished walkout basement offers two additional bedrooms, a spacious family room, extensive storage, 8-foot ceilings, numerous pot lights, and direct access to the covered patio. Relax year-round in the hot tub, perfectly positioned behind a commercial glass windbreak while taking in the spectacular surroundings. For those needing garage space, this property is truly second to none. In addition to the oversized attached single garage (14' x 23'6"), you'll find an incredible detached triple garage plus workshop measuring over 52' x 39' at its longest point. Complete with high ceilings, electric heat, 220-volt power, oversized doors, extensive built-in cabinetry, workbenches, and room for your pontoon boat, RV, vehicles, tools, or projects, it's a dream setup for hobbyists, mechanics, woodworkers, or anyone looking for exceptional storage and workspace. The acreage

also comes two garden sheds, established garden space, partially fenced yard, gas BBQ hookup on the deck, and plenty of room to enjoy the peaceful country setting. Mechanically, the home offers a drilled well, a 50-gallon cistern, water softener, concrete septic tank and field, natural gas service, central air conditioning, weeping tile surrounding the foundation, and a Champion backup gas generator with exterior hookup to keep the essentials running during power outages. Adventure begins right outside your door. Enjoy easy access to the Oldman River Dam for boating, fishing, and water sports, while the nearby mountains provide endless opportunities for hiking, camping, skiing, and unforgettable year-round recreation. Whether you're boating nearby (26Km of lake, Many boat launches), entertaining family and friends, or simply soaking in the incredible mountain and river views from your deck, this remarkable property delivers the acreage lifestyle you've been dreaming of with unmatched scenery, exceptional outbuildings, and a home designed to enjoy for years to come. Call your favorite REALTOR® today! The Views Will Steal Your Heart. The Shop Will Seal the Deal!