



GRASSROOTS
REALTY GROUP

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207 Moon River Drive
Moon River Estates, Alberta

MLS # A2329117



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,747 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.25 Acres		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: NA

Welcome to this beautifully maintained home, perfectly situated on a picturesque 1.25-acre property with breathtaking river and valley views that can be enjoyed year-round. Combining the tranquility of country living with modern comfort, this property offers an exceptional setting surrounded by nature. Inside, you'll find a bright, open-concept layout where the spacious kitchen flows seamlessly into the dining and living areas, creating an inviting space for everyday living and entertaining. A convenient built-in desk just off the kitchen provides the perfect spot for a home office, study area, or household organization. The main floor features a generous primary bedroom with a private 2-piece ensuite, an additional 3-piece bathroom, and a second 3-piece bath combined with the main-floor laundry for added convenience. This home has been well cared for and features numerous recent upgrades, including new windows throughout and new stucco completed within the past two years. Registered under the Greener Homes Program, it offers improved energy efficiency and long-term value. Built with quality in mind, the home features stagger framed exterior walls, providing year-round comfort and energy savings. The full walkout basement offers endless possibilities for future development. Its expansive open layout is ready to accommodate additional bedrooms, a family room, recreation area, home gym, or whatever best suits your needs. A dedicated cold room provides excellent storage for preserves, pantry items, or seasonal produce. The outdoor space is truly exceptional. Set on 1.25 acres, the property features a stunning park-like yard with over 120 mature trees, including blue spruce, Norfolk pine, willow, birch, and apple trees. Enjoy spectacular river and valley views, beautiful landscaping, ample garden space, a spacious deck for entertaining, and plenty of room for children, pets,

or simply relaxing in a peaceful natural setting. Call your preferred REALTOR® today and book a showing.