



GRASSROOTS
REALTY GROUP

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29404 Range Road 52
Rural Mountain View County, Alberta

MLS # A2329583



\$990,000

Division: Watervally

Type: Mixed Use

Bus. Type: Other

Sale/Lease: For Sale

Bldg. Name: The Chapel

Bus. Name: The Chapel Company

Size: 878 sq.ft.

Zoning: 4

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt Shingle

Exterior: Aluminum Siding , Mixed, Stucco

Water: Well

Sewer: Septic Tank

Inclusions: See Supplements

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.50 Acre

Lot Feat: Landscaped, Many Trees, Private

Welcome to The Chapel, a rare opportunity to acquire a beautifully restored historic property, an established business, a recognized brand, and an exceptional lifestyle in the heart of historic Water Valley, nestled in Alberta's stunning foothills just 45 minutes northwest of Calgary. This one-of-a-kind offering includes the iconic 1936 church, a fully renovated three-bedroom bungalow, and The Chapel Company, a successful events business renowned for intimate weddings, celebrations, and special occasions. Situated on a beautifully landscaped 0.50-acre corner lot at the main intersection of Water Valley, the property enjoys outstanding visibility and has become a true community landmark. The current owners have invested extensively in both the property and the business, revitalizing the venue while continually enhancing the guest experience. Their dedication has established The Chapel Company as a respected brand with an excellent reputation and strong community relationships. The approximately 1,511 sq. ft. church has been thoughtfully renovated while preserving its historic character. Extensive upgrades include plumbing, electrical, HVAC, roof, and exterior finishes. Inside, the venue offers beautiful ceremony and event space, two washrooms, a functional kitchenette, quality acoustic finishes, and a private bridal dressing suite. A longstanding partnership with the Water Valley Community Hall directly across the street allows for seamless hosting of larger receptions while ceremonies and smaller gatherings remain at the chapel, significantly expanding the venue's capabilities. The accompanying bungalow has also been comprehensively renovated with updated mechanical systems, plumbing, electrical, and exterior finishes. Offering approximately 1,549 sq. ft. of developed living space, it features an open-concept kitchen and dining area, inviting living

room, two main-floor bedrooms and a full bath. The lower level has been designed to maximize guest accommodations and includes a beautifully finished three-piece ensuite and generous laundry area. Currently operating as a successful short-term rental, the home provides convenient accommodations for wedding guests while generating additional year-round income, or it can easily serve as an owner/operator residence. This is a true turnkey business with exceptional growth potential. The current owners intentionally operated at limited capacity while raising their young family, leaving significant opportunity for new owners to increase bookings, expand event offerings, and further grow an already successful business. Whether you're an entrepreneur, investor, or someone seeking a unique live-work opportunity, The Chapel Company offers an extraordinary combination of real estate, business, brand, and lifestyle that rarely becomes available.