



GRASSROOTS
REALTY GROUP

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5 Eagle Drive
Waiparous, Alberta

MLS # A2335183



\$797,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	1,846 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, Oversized		
Lot Size:	0.80 Acre		
Lot Feat:	Native Plants, Treed, Wooded		

Heating: Boiler, In Floor, Fireplace(s), Natural Gas, Wood

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Cedar

Foundation: Poured Concrete

Features: Bathroom Rough-in, Ceiling Fan(s), High Ceilings, Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Garden Sheds

Escape the pace of the city and step into your own private wilderness retreat in the heart of Waiparous Village. Nestled on 0.8 acres of pristine, wooded land, this charming two-story home offers the ultimate blend of rustic tranquility and modern comfort. This property is a rare opportunity to own a peaceful haven just steps from the Ghost River. Thoughtfully designed to bring the outdoors in, the main floor features an open-concept living space anchored by expansive picture windows that frame sweeping views of your forested lot. A wood burning fireplace serves as the heart of the home, providing a cozy gathering space for cool mountain evenings. A well-appointed full bathroom, office, main floor bedroom and a convenient mudroom complete the main level. The spacious primary bedroom boasts vaulted ceilings. Two additional bedrooms offer plenty of space for family or overnight guests, all sharing a second full bathroom. Outside, the 0.8-acre property is an outdoor enthusiast's dream. The natural, low-maintenance landscaping blends seamlessly with the surrounding forest. Start your mornings with a coffee on the expansive wrap-around deck, listening to the wind in the pines and the local birdlife and wildlife. Located in the historic and tight-knit community of Waiparous, you are positioned at the gateway to the Ghost Public Land Use Zone. Endless hiking, off-roading, fishing, and equestrian trails are right at your back door, while the amenities of Cochrane are just a scenic 30-minute drive away, and Calgary is easily accessible in under an hour.