



GRASSROOTS
REALTY GROUP

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15 Gold Avenue N
Mountain View, Alberta

MLS # A2342452



\$699,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,796 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Boat, Double Garage Attached, Driveway-Circular		
Lot Size:	1.83 Acres		
Lot Feat:	Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Open Lot, Private, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Fridge, Stove, Washer and Dryer, Dishwasher, Microwave, All window coverings (including curtains, rods, and blinds), 3 x Pergolas, Water Filtration/UV Systems in basement, Reverse Osmosis (Not hooked up), Water Pressure Tank, Satellite Dish on side of the house, 2 x Garage Door Openers, Shelves in Garage, Irrigation Equipment, Fridge and Freezer in Garage, 5 x Cameras outside (no contract)

Welcome to this immaculately maintained acreage in the charming hamlet of Mountain View, where the breathtaking panoramic views of Chief Mountain truly steal the show! Situated on 1.83 beautifully cared-for acres just minutes from Waterton Lakes National Park, this sprawling bungalow offers approximately 1,760 sq. ft. above grade plus a fully developed basement. A paved circular driveway welcomes you to the property and continues to the barn, providing plenty of additional parking and storage. The beautifully landscaped backyard, with underground sprinklers and a partially fenced yard is designed for outdoor living. Featuring a large rear deck, multiple sitting areas and a pergola—the perfect setting for entertaining or simply enjoying the peaceful surroundings and endless Alberta skies. Inside, you’ll find hardwood and carpet throughout the main floor and durable vinyl plank flooring downstairs. The spacious living room features a cozy gas fireplace, while the front sitting area showcases that incredible Chief Mountain view. In fact, the mountains can be enjoyed from the kitchen, dining and living areas, as well as from the covered front porch. With 4 bedrooms, 3.5 bathrooms and plenty of additional living space downstairs, there is room for the whole family. Recent improvements include updated plumbing, a new hot water tank, lift pump, sump pump and well pump, plus a new egress window in a basement bedroom. The property is serviced by a well with UV filtration as well as a water co-op for endless watering of your yard. The Property is complete with septic tank and field. A finished double attached garage, barn and shed provide excellent storage and workspace. This is a beautifully maintained property in an exceptional setting where the mountain views, expansive green space and peaceful lifestyle are hard to beat. Just minutes from Waterton Lakes

National Park—come experience the view of Chief Mountain for yourself!