



GRASSROOTS
REALTY GROUP

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5219 579 Highway
Rural Mountain View County, Alberta

MLS # A2342945



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,945 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	6.76 Acres		
Lot Feat:	Gentle Sloping, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CR
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	Firepit, Playground, Water Treatment System, Solar Panel System		

OPEN HOUSE cancelled. Just under 1,950 sq. ft., 3 bedrooms, 3 full bathrooms, 6.76 acres and a heated double drive-under garage — all right in the heart of Water Valley! This beautifully revived two-storey combines the character of an established home with an impressive list of thoughtful updates, all within walking distance of local amenities and paved all the way to Calgary. The main floor is bright and welcoming with refinished hardwood floors, fresh paint and a brand-new kitchen featuring quartz countertops and newer stainless steel appliances. The living room is a standout, with vaulted ceilings, a cozy fireplace and an incredible 8' x 16' double glass slider opening onto the large south-facing deck with south facing views of pasture. Motorized blinds and air conditioning make all that glorious southern exposure even better. A spacious entry and beautifully renovated three-piece bathroom complete the main level. Upstairs are three generously sized bedrooms with high-quality carpet, a renovated main bathroom and the convenience of a second-floor laundry closet with newer washer and dryer. The spacious primary bedroom features a walk-in closet and its own brand new three-piece ensuite. The basement adds even more usable space with new drywall, paint and flooring, large bright windows and plenty of flexibility for a family room, home gym, games area or potential additional bedroom(s). The improvements go well beyond cosmetics, including top-of-the-line triple-pane high-efficiency windows, new plumbing, new interior and exterior doors, a refinished exterior, new garage doors and openers, water softener, solar system to reduce power costs and more. Outside, 6.76 acres gives you room to actually enjoy country living, backing onto agricultural land and plenty of space for more animals or a future shop and a fresh gravel pad.

There's already a classic red barn, auto-waterer and a brand-new chicken coop — and if you're ready for that kind of responsibility, the sellers are even willing to leave the goats and chickens! This is a rare opportunity to have the space and lifestyle of an acreage without giving up the convenience of living right in Water Valley. Walk to local amenities, the community hall for local events, take in some pickleball, then come home to your own country oasis. All under an hour from Calgary.