



GRASSROOTS
REALTY GROUP

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307, 29415 Range Road 52
Rural Mountain View County, Alberta

MLS # A2198169



\$1,050,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,623 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Front Drive, Garage Faces Front, Heated Garage, Insulated, Paved, Triple Ga | | |
| Lot Size: | 2.01 Acres | | |
| Lot Feat: | Back Yard, Few Trees, Front Yard, Garden, Gentle Sloping, Landscaped, Law | | |

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|--------------------|---|-------------------|---------------------------|
| Heating: | In Floor, Forced Air | Water: | Well |
| Floors: | Ceramic Tile, Hardwood, Linoleum | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 26-29-5-W5 |
| Exterior: | Concrete, Stone, Vinyl Siding, Wood Frame | Zoning: | R-CR1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound | | |
| Inclusions: | refrigerator, dishwasher and microwave in basement, rain barrel, 2 TV mounts | | |

Experience the ultimate country lifestyle in Water Valley, AB! Discover a slice of paradise where the skies are bluer, the stars shine brighter, the air is fresher, and the community is filled with joy. Nestled on a meticulously planned 2-acre property, this stunning acreage offers the perfect blend of serene country living and modern luxury. This fully developed, 1,622 SF, bungalow boasts 4 bedrooms, 3 bathrooms, a heated attached triple garage, plus a heated detached shop—perfect for all your creative or practical projects. Every detail of this property has been thoughtfully designed to enhance your lifestyle. Some outdoor features you’ll love: west-facing front porch for breathtaking sunsets, rear deck with picturesque views and a stamped concrete patio, professionally landscaped yard featuring a tranquil waterfall pond, raised garden beds and a fenced pet area for your furry friends. Notable indoor features: elegant red oak hardwood floors and soaring 9-foot ceilings, gourmet kitchen with granite countertops and stainless steel appliances, a cozy theatre room and basement kitchenette for entertaining, large windows and in-floor heating in the basement for year-round comfort. And that’s just the beginning! This property is a true retreat, offering a serene escape from city life while still being conveniently located—just 45 minutes to Calgary and 30 minutes to Cochrane. The country life is calling you home. Don’t miss your chance to own this incredible property. Schedule your viewing today and experience the peaceful charm of Water Valley for yourself!