



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2198169**



**\$1,050,000**

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

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	26-29-5-W5
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	refrigerator, dishwasher and microwave in basement, rain barrel, 2 TV mounts		

\*\*\*OPEN HOUSE: Saturday, April 26: 12-2pm!\*\*\*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&mdash;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&rsquo;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&rsquo;s just the beginning! This property is a true retreat, offering a serene escape from city life while still being conveniently located&mdash;just 45 minutes to Calgary and 30 minutes to Cochrane. The country life is calling you home. Don&rsquo;t miss your chance to own this incredible property. Schedule your viewing today and experience the peaceful charm of Water Valley for yourself!