



GRASSROOTS
REALTY GROUP

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3514 Township 290A
Rural Mountain View County, Alberta

MLS # A2242037



\$959,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,480 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Oversized, Parking Lot, Parking P		
Lot Size:	4.99 Acres		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Many Trees, Pasture		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	6-29-5-W3
Exterior:	Vinyl Siding	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Shed

Well maintained 3+1 bedroom, 3 full bath walkout bungalow on a fully fenced/gated and beautifully landscaped 5-acre parcel in the quiet community of Dog Pound—just 35 minutes northwest of Calgary and 20 minutes northeast of Cochrane. The main floor offers maple hardwood flooring, vaulted ceilings, and a wall of south facing, UV-treated windows that showcase scenic valley views. The kitchen features freshly painted cabinets and opens to a spacious dining/living area complete with a cozy wood stove. The primary bedroom includes a walk-in closet and a 4-piece ensuite, with two additional good-sized bedrooms and another full bath completing the main level. The walkout lower level has newer luxury vinyl plank flooring, a large family room, dedicated workout space, a fourth bedroom with a walk-in closet, an updated 3-piece bathroom, large laundry/utility room and a sizable mudroom/storage area at the basement access door. Outside, enjoy the large south-facing deck, a fenced off garden area with small greenhouse and a gravel firepit area. The property includes an oversized heated double detached garage, gated driveway, and a generous parking pad with room to build a future shop. Don't miss this great opportunity for peaceful country living within easy commuting distance to the city and nearby towns.