



GRASSROOTS
REALTY GROUP

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74065 Highway 40
Waiparous, Alberta

MLS # A2260019



\$1,642,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,574 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	162.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, No Neighbours Beh		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Wood	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	8-27-7-W5
Exterior:	Concrete, Stone, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

MD of Bignorn No. 8 is a municipal district between Banff National park and Calgary, with the nearest town of Cochrane. This beautiful house comes with RIVER, mountain, forest and valley view with 162 acres of land borders Rocky Mountain Forest Reserve considered as one of the largest recreational area in Alberta.