



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

29407 Township Rd 3-0  
Twin Butte, Alberta

MLS # A2262168



**\$1,775,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	4,663 sq.ft.	Age:	1999 (26 yrs old)
Beds:	8	Baths:	5
Garage:	None		
Lot Size:	2.99 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Private, Sloped Down, Views		

Heating:	Boiler, Forced Air, Natural Gas	Water:	Spring, Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	32-2-29-W4
Exterior:	Concrete, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	Cable Not, Electricity Connected, Natural Gas Connected
Features:	Open Floorplan, See Remarks		

**Inclusions:** Furniture negotiable

This exceptional property, located just north of the breathtaking Waterton National Park, offers a rare opportunity for both investors and nature lovers. With panoramic views of the surrounding mountains and wildlife, including the iconic elk roaming through the landscape, you'll feel immersed in nature right from your deck. Features: • Four Total Suites (Legal): Three beautifully designed guest suites, plus a private residence, offer flexibility for personal use or rental income. • Established Rental History: The property boasts a strong rental history with several thousand dollars in bookings already secured for 2026—making it an ideal investment. • Scenic Views: Enjoy uninterrupted, picturesque views of the mountains and wildlife, including the ever-present elk herd. • Private Spring Water: The property benefits from a reliable, developed spring that flows consistently through the land, providing excellent water quality. • Endless Possibilities: if you're seeking a serene getaway in Waterton, consider this private retreat. This property offers a private residence along with great opportunity to have income. Don't miss out on this once-in-a-lifetime opportunity to own a piece of paradise just steps from Waterton National Park. Check out this link to see more about property at <https://watertoncountryvillas.com>