



GRASSROOTS
REALTY GROUP

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11, 29327 Range Road 52
Rural Mountain View County, Alberta

MLS # A2262187



\$1,465,000

Division:	Watervally		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	3,276 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Gravel Driveway, Heated Garage, No Neig		
Lot Size:	3.24 Acres		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees, Landscaped, Lawn, Many Trees, No Neig		

Heating:	Boiler, In Floor, Natural Gas	Water:	Well
Floors:	Concrete	Sewer:	Septic Field
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	23-29-5-W5
Exterior:	Metal Siding , Wood Frame	Zoning:	11
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Smart Home, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

Wow! Welcome home to this beautiful, Custom Built masterpiece! Discover nearly 3.5 acres of peaceful and tranquil country living in stunning Water Valley! Just minutes from the Water Valley Golf Course. This 2021 custom-built slab-on-grade home offers over 3,200 sq ft of thoughtfully and tastefully designed living space! Boasting a bright open layout, ideal for both family living and entertaining. Inside, you'll find 5 spacious bedrooms and 4 bathrooms, including a Jack & Jill setup between two bedrooms. The primary suite features patio doors to the great outdoors, perfect for enjoying your morning coffee in the fresh air. The soaring 10 ft ceilings and large wood-burning fireplace in the living room create a warm and inviting atmosphere. The Kitchen is stunning. Featuring Granite countertops, custom cabinetry, walk in pantry, top of the line appliances, and a large island for guests! The home has a oversized, heated double attached garage, with 200 amp service and plug in for your electric car, and large loft provide both function and style. The home is equipped with modern conveniences such as built-in speakers, a Lutron lighting system, and in-floor heating combined with a high-flow air system for comfort year-round. It's also future-ready with wired hot tub and RV plug-ins, 200 amp farm service with room for expansion, and an area prepped for a shop with previous county approval. Built with efficiency and durability in mind, the home boasts "exterior walls, energy-efficient design, and covered ground-level decks front and back for seamless indoor-outdoor living. The property itself offers a beautiful blend of forested privacy and flat, open grassed areas, giving you the best of both worlds—room to roam, play, and build. This truly is a very rare opportunity to own a modern, acreage home, that is unmatched in character, style and

design in the heart of Water Valley. Book a showing today with your favourite real estate agent! This wonderful opportunity will not last!