



GRASSROOTS
REALTY GROUP

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16 Forestry Trail W Waiparous, Alberta

MLS # A2276484



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,380 sq.ft.	Age:	1974 (52 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.33 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Environmental Res		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space	LLD:	6-27-6-W5
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Perimeter Wall	Utilities:	-
Features:	Beamed Ceilings, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Roof ice melting system, log splitter		

ACREAGE RETREAT NEAR THE ROCKIES: YOUR COUNTRY ESCAPE WITH MODERN COMFORT. Discover the perfect blend of country living and convenience with this rancher-style bungalow, ideally situated only 30 minutes from Cochrane with the Rocky Mountains right on your doorstep. This is an unparalleled opportunity to own a peaceful retreat at a very reasonable price. **SERENITY AND NATURE :** Experience true tranquility. This 1380 sq ft home offers peace and quiet, with the soothing sound of the river flowing in your backyard. Watch deer graze as you enjoy the natural beauty surrounding you. **RUSTIC CHARM MEETS UNIQUE ARCHITECTURE:** Step into a home where rustic charm inspires. The open-concept design is anchored by a magnificent floor-to-ceiling brick fireplace, creating a warm, cohesive aesthetic. On one side, the 13-foot vaulted living room ceiling provides a cozy space to enjoy the crackling warmth of a wood-burning fire. On the other, the masonry transitions into a stunning brick cooking alcove in the kitchen, connecting the home's various spaces seamlessly from your morning coffee to evening relaxation. This unique home is meticulously maintained and offers a well-thought-out layout, including a dining room, a very large den, and an all-season sunroom. It features two bedrooms and two full baths. The primary bedroom quarters are nicely separated for privacy and include a separate entrance, offering the potential for a home business or an income-generating rental space. Recent upgrades enhance the home's value, including new vinyl plank flooring throughout, new insulation in the crawl space, and a deicer installed on the North side of the roof. The 24.5' X 14' rear deck is perfect for entertaining, featuring ample space for a large BBQ and gathering, along with a relaxing sauna.

Included in the price are two massive sheds (16'x12' and 8'x18'), currently used as a shop and for additional storage and a log splitter. For the outdoor enthusiast, this is a dream come true. With 40 km of groomed trails, camping, fishing, hiking, mountain biking, and cross-country skiing literally on your doorstep, adventure awaits. The property is within walking distance of two rivers and the confluence of the Waiparous Creek and Ghost River. A short drive will take you to the Ghost Lake recreation area and further on to Canmore. Don't miss this little gem—opportunities like this don't come around often!