



GRASSROOTS
REALTY GROUP

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115, 5417 Highway 579
Rural Mountain View County, Alberta

MLS # A2283593



\$1,024,900

Division:	Ridgeland		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,093 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	1.89 Acres		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Gentle Sloping, Landscaped, La		

Heating:	Baseboard, In Floor, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	20-29-5-W5
Exterior:	Vinyl Siding	Zoning:	R-CR1
Foundation:	ICF Block	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Stone Counters, Wood Counters		

Inclusions: Greenhouse, raised beds, patio furniture top balcony, movie screen on balcony

Private, treed, and packed with the charm you'd expect in Water Valley—this 1.5 storey walkout sits on 1.89 acres west of Water Valley and offers 3+2 bedrooms, 3 full bathrooms, and a heated double detached garage with a ~700 sq ft loft space ready for your ideas (guest suite, studio, office—your call). Enjoy outdoor living, surrounded by trees, with a massive front veranda, large rear decks, balcony, raised beds, and a greenhouse. The main floor features a bright country-chic kitchen with concrete countertops, butcher block island, high ceilings, a dining nook, and Forno stainless steel appliances. The living room impresses with vaulted, beamed ceilings and a cozy wood stove. There are two very spacious bedrooms on the main floor along with a refreshed 4 piece bathroom and enjoy main floor laundry also. Upstairs, a large bright loft flex space leads to a balcony with an outdoor pull-down theatre screen. The primary suite is incredibly bright and spacious with a 5-piece ensuite including a clawfoot tub and features a large walk-in closet with built-ins and a window. The finished walkout basement adds a large family room with gas fireplace and a door to a lower patio, a large rec room ideal for a gym or pool table, a big bedroom, a 4-piece bath, and space for another bedroom. The space has a suite-like feel that would be great for multi-generational living or perfect for guests/teens. RV parking, private setting, bus pickup at end of driveway, and easy commuting—45 minutes to Cochrane and under an hour to Calgary. Water Valley is a fantastic community with tons of charm. See the 3D tour.