



**5443 Township Road 302**  
**Rural Mountain View County, Alberta**

**MLS # A2295418**



**\$1,495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Converted Garage		
<b>Lot Size:</b>	4.00 Acres		
<b>Lot Feat:</b>	Treed		

<b>Heating:</b>	Boiler, Fireplace(s)	<b>Water:</b>	Well
<b>Floors:</b>	Concrete	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	8-30-5-W5
<b>Exterior:</b>	Concrete, Wood Frame, Wood Siding	<b>Zoning:</b>	11
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** CALL AGENT

Tucked quietly among the trees and set on four beautifully treed acres, this one-of-a-kind barndominium retreat offers the rare opportunity to live fully immersed in nature &mdash; without sacrificing comfort, warmth, or thoughtful design. Whether you are searching for a full-time sanctuary or the ultimate home-away-from-home escape, this property delivers an experience that is difficult to replicate. Built slab-on-grade with efficient in-floor heat, the home offers cozy, grounded living year-round. Inside, rustic textures and natural finishes create a welcoming atmosphere where every space feels intentional and connected to the surrounding landscape. Expansive windows invite the outdoors in, while the layout encourages both quiet solitude and meaningful gathering. A wrap-around porch extends your living space beyond the walls &mdash; the perfect setting for morning coffee, evening conversations, or simply listening to the wind move through the trees. This property is not just a place to live &mdash; it is a place to breathe. Adding tremendous flexibility and value is the separate detached (LEGAL) carriage suite, thoughtfully positioned above a converted garage space. Ideal for guests, extended family, potential rental income, or creative studio use, this additional dwelling enhances both lifestyle and investment potential. Surrounded by privacy and natural beauty, yet conveniently located just minutes to Water Valley, 12 minutes to Cremona, and close to the renowned Fallen Timber Meadery, this location offers the perfect balance of seclusion and accessibility. Adventure, recreation, and small-town charm are all within easy reach. This is more than a property &mdash; it is an oasis for those seeking space, stillness, and connection to the land.