



**63227 Whispering Pines Road
Rural Mountain View County, Alberta**

MLS # A2097474



\$1,600,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,686 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Driveway, Garage Door Opener, Gravel Driveway, Other,		
Lot Size:	160.00 Acres		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cleared, Brush, Cons		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks, Unfinished	LLD:	33-29-6-W5
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	ag
Foundation:	Poured Concrete	Utilities:	Cable, Cable Internet Access, Cable Connected, Elect

Features: Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: All furniture in the cabin

IF YOU ARE LOOKING FOR PRIVACY AND SECLUSION, THIS INCREDIBLE 160 ACRE MOUNTAIN VIEW PROPERTY IS FOR YOU! Located in beautiful Water Valley beside crown land, it just doesn't get any better than this! You don't want to miss this one of a kind special property that is nestled in the forested foothills. Offering a combination of open spaces as well as vast forested sections with wide trails that are thoughtfully planned out with tree removal keeping it natural. Enjoy the comfort of this 2686 sq. ft. 2 storey, 3 bedroom, country-style home with covered wrap-around veranda. The main floor features 10' ceilings throughout and a large foyer that has plenty of space to greet your company. The huge windows take advantage of the views from the spacious living room, formal dining room and the kitchen. The kitchen has plenty of cabinets and counter space along with a breakfast nook. A powder room and sizeable mud/coat room with sink complete the main level. The 2nd floor features a large bonus room, 4 piece bathroom and 2nd floor laundry room. All 3 bedrooms have walk-in closets with extra storage window seats built in. There is also an impressive, oversized, detached 30'x48' triple door garage. There is a roomy cabin with power, heat, telephone, large deck and an antique wood burning stove for ambiance to give your guests a one of a kind experience! Not to mention the best stargazing nights with plenty of appearances from the northern lights. The property also has 5-6 acres of fenced/gated to allow livestock to roam the rest of the land keeping the homestead pristine. There is an aerated pond, fed by a spring along with 2 flat camp sites, one with 30 amp power hookup. Enjoy the trails that weave through the forest and are more than wide enough for ATV's, horse rides, or for walking on this amazing

property! The Water Valley area is a fantastic family friendly community that puts on events, rodeos, Celtic festival, has a large community centre w/ baseball field, paved hockey rink, library, golf, saloon & general store. Please email or call for even more information and maps!