



147, 5417 Highway 579
Rural Mountain View County, Alberta

MLS # A2144017



\$1,159,900

Division:	Ridgeland		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,524 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, Workshop in Garage		
Lot Size:	1.94 Acres		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	Well
Floors:	Cork, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	20-29-5-W5
Exterior:	Stone, Stucco	Zoning:	R-CR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Pantry, Sauna, Storage		

Inclusions: Hot tub, infrared sauna, wood shed, firepit, built in garage shelving, fridge in garage

Welcome to this stunning 3+1 bedroom, 3 bath walkout bungalow, situated on a beautifully landscaped 1.94-acre treed lot just west of the quaint community of Water Valley. This home features a wrap-around covered deck, perfect for enjoying the serene surroundings. As you enter, you are greeted by a large front porch and welcomed into the main level with vaulted ceilings and a floor-to-ceiling stone fireplace with a natural wood mantle. The perfect-sized kitchen boasts granite counters, heated floors, a corner pantry, and is open to a large dining area with access to the wrap-around covered deck. The primary bedroom offers a 3-piece ensuite, while two additional good-sized bedrooms feature built-in closet organizers. Completing the main floor are a 4-piece bath, main floor laundry, and hand-scraped engineered hardwood and ceramic tile. The downstairs walkout level with in-floor heat includes another large bedroom, office space, living room, large recreation room, storage and utility space, an additional 3-piece bathroom, wood-burning fireplace, and a 3-person infrared sauna. Exit the lower level to find a deer-proof, fenced backyard oasis with a hot tub, perennials, stone decks, and a custom-built firepit. Additional features include an attached 2-car heated garage and a 40x30 heated shop with in-floor heat, a power door, built-in vac, and a 16x24 lean-to for parking all your toys. The yard also boasts a concrete sports pad/hockey rink with boards and outdoor lighting, perfect for hockey, basketball, pickleball, or RV parking. The north side of the property is a treed oasis with little paths, ideal for a tree fort. The property backs onto a municipal allowance providing walking access to the Little Red Deer River. Other highlights include power at the end of the driveway for Christmas displays, an RV parking stall with a holding tank, a strong well, and a

brand-new septic system. Check out the 3D tour and book a viewing today! Quick possession is available.