



**152 School Avenue  
Mountain View, Alberta**

**MLS # A2169108**



**\$960,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,064 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	1.10 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage, Walk-In Closet(s)		

**Inclusions:** 2 fridges, 2 stoves, 2 washers, 2 dryers, 2 microwaves, 1 hood fan, 1 dishwasher, hot tub, shed

This home, located in Mountain View, just 15 minutes from Waterton Lakes National Park, provides you not only with stunning views of the mountains from your wrap around porch, but soaring ceilings, an oversized double attached garage, and the opportunity to continue using it as the incredible air bnb set up that it currently is! Sitting on just over an acre of land, this home comes with a large shed that can be used to store lawn mowers, dirt bikes, camping gear, and other outdoor toys, a hot tub, walk-out basement, play-set for kids, and plenty of off street parking for trailers, trucks, and boats! Stepping into the home features like: granite countertops, hardwood floors, a wood burning fireplace, stainless steel appliances, a gas range, a butlers pantry, central air conditioning, in-floor heat in the basement, wood beams, and huge windows allowing in tons of natural light give this home the ultimate, luxurious cabin feel. The main level has a beautiful primary bedroom including a large walk-in closet and ensuite bathroom complete with a double vanity, and claw-foot tub! The upper bonus room/loft area could be used as an office, bunk room for kids, additional place space, an additional living room, or a combination of those. Downstairs you will find a separate kitchen, three more large bedrooms EACH with its own ensuite bathroom, and a family room. The proximity to the mountains and nature cannot be overstated. This home is truly a beautiful work of art that is ready to find its new owners and welcome you to a little slice of heaven!! Don't miss out on your opportunity to own it! Call your REALTOR and book your viewing today!