



GRASSROOTS
REALTY GROUP

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**152 School Avenue
Mountain View, Alberta**

MLS # A2169108



\$960,000

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

Heating:	In Floor, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	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!