

**136, 5417 Highway 579**  
**Rural Mountain View County, Alberta**

**MLS # A2176547**



**\$975,000**

<b>Division:</b>	Ridgeland		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	1,710 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, RV Access/Parking		
<b>Lot Size:</b>	1.72 Acres		
<b>Lot Feat:</b>	Cul-De-Sac, Level, Many Trees, Private, Treed		

<b>Heating:</b>	In Floor, Electric	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	Septic Field, Septic System
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	20-29-5-W5
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	12
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s)		

**Inclusions:** N/A

Nestled on 1.72 acres of serene, wooded land, this captivating two story home offers a perfect blend of rustic charm and modern luxury. Located in a secure cul-de-sac, the property invites you to immerse yourself in nature, where you can witness the changing seasons, enjoy wildlife sightings, and indulge in endless stargazing every evening. This custom built home features a durable Hardie board exterior and natural low-maintenance landscaping, complimented by crystal clear water at 10 gallons per minute. A welcoming front porch beckons you inside, where modern finishes and heated floors create an inviting atmosphere, bathed in natural light from every room. The heart of the home is the inviting kitchen, equipped with high end appliances, ample storage, and a spacious island with breakfast bar. The soft color palette provides a perfect backdrop for culinary creations. After a fulfilling day spent in nature, unwind in the vaulted living area, where a cozy wood burning fireplace awaits, perfect for enjoying the fruits of your labor. The main floor features a large bedroom with patio door access, ideal for future expansion onto a wrap around deck. This versatile space is currently being used as a den and provides a perfect work from home office. As you ascend to the upper floor, you will be greeted by custom wrought iron railings and an expansive open feel. The vaulted primary suite serves as your personal oasis, complete with a Juliet balcony for soaking in the fresh country air. The spa inspired ensuite boasts a luxurious soaker tub, custom glass shower, and walk in closet with built in storage. The second bedroom, also vaulted, offers stunning views of the wooded property. Comforting zone controlled heated floors on the entire level, and a custom 3 peice bathroom complete this level. The lower level features 9 foot ceilings, large windows and radiant floor heating, providing endless

opportunities for customization to suit your lifestyle. All designed with energy efficiency in mind, this home boasts triple pane windows, extra insulation, instant hot water tank, energy efficient appliances and lighting. It is also solar ready. allowing for reduced utility bills or the option to live off grid. Conveniently located near the community of Water Valley, you'll have access to amenities such as Water Valley Golf & Country Club, local shops, and the popular Water Valley Saloon. Embrace the outdoor lifestyle with opportunities for hiking, fishing, cross country skiing, or simply explore the tranquil natural beauty that surrounds you. This may be the opportunity you have been waiting for to create lasting memories with your family and friends. Enjoy this property yourself, or even think about the potential as an executive Airbnb on a part time basis. Book your private tour today and experience the relaxation and peace you deserve.