

147, 5417 Highway 579
Rural Mountain View County, Alberta

MLS # A2181628



\$1,034,900

Division:	Ridgeland		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,524 sq.ft.	Age:	2004 (21 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, Tile	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 gorgeous 3+1 bedroom, 3-bathroom walkout bungalow, perfectly set on a beautifully landscaped 1.94-acre treed lot, just west of the charming community of Water Valley. Offering peace and picturesque surroundings, this home is a true rural retreat. Step onto the wrap-around covered deck, where you can soak in the tranquil beauty of the property's natural setting. As you enter, you'll be greeted by a spacious front porch that leads to a welcoming main level with vaulted ceilings and a stunning floor-to-ceiling stone fireplace with a natural wood mantle. The kitchen is both stylish and functional, featuring granite countertops, heated floors, a corner pantry, and a layout that flows seamlessly into a large dining area with access to the wrap-around deck. The primary suite offers a private 3-piece ensuite, while two additional bedrooms, complete with built-in closet organizers, provide ample space. The main floor is rounded out by a 4-piece bathroom, convenient laundry, and beautiful hand-scraped engineered hardwood and ceramic tile floors. The walkout lower level, warmed by in-floor heating, adds even more living space. It includes a large bedroom, a versatile office, a cozy living room with a wood-burning fireplace, a spacious recreation area, and a 3-piece bathroom. This level also boasts a 3-person infrared sauna and plenty of storage. Step outside to a fenced, deer-proof backyard oasis featuring a hot tub, perennial gardens, stone patios, and a custom-built firepit. For the hobbyist or outdoor enthusiast, this property has it all: an attached heated 2-car garage, a 40x30 heated shop with in-floor heat, built-in vacuum system, and a 16x24 lean-to with garage door for extra storage. There's also a concrete sports pad/hockey rink with boards and outdoor lighting—ideal for hockey, basketball, pickleball, or RV parking. The north side of the

property offers a magical treed retreat with meandering paths, perfect for a tree fort or quiet exploration. The lot backs onto a municipal allowance, providing hiking access to the Little Red Deer River. Additional highlights include driveway power for holiday displays, an RV parking stall with a holding tank, a strong-producing 7 gpm well, and a brand-new septic system. This incredible property is move-in ready with quick possession available. Don't miss the 3D tour—book your viewing today and experience this one-of-a-kind home in this unique community just over an hour from Calgary and on the doorstep to the back-country!