

\$1,074,900 - 20-5341 Twp 293a, Rural Mountain View County

MLS® #A2197545

\$1,074,900

5 Bedroom, 3.00 Bathroom, 1,591 sqft
Residential on 3.16 Acres

Watervalley, Rural Mountain View County,
Alberta

Discover the perfect blend of country charm and modern updates in this beautifully upgraded 3+2 bedroom, 2.5-bath walkout bungalow, nestled on 3.16 fenced and gated acres near the charming community of Water Valley. With 1,600 sq. ft. of main-floor living space and a triple attached heated garage, this home offers privacy, functionality, and room to roam.

Step onto the wrap-around veranda, which offers a mountain view, and into the bright, inviting living room with vaulted ceilings and a stunning floor-to-ceiling stone gas fireplace. The updated kitchen features new cabinets, counters, paint, fixtures and appliances, making it both stylish and practical. There is also fresh paint and updated fixtures throughout most of the main floor.

The spacious primary suite includes a walk-in closet and a beautifully updated ensuite with a classic clawfoot tub. Two additional generous-sized bedrooms complete the main floor—one perfect for a home office.

Convenient main-floor laundry includes a handy sink, and the updated half bath (which previously had a tub) adds extra functionality. The fully developed walkout lower level (completed ~2015) offers a large recreation room with a cozy wood-burning stove, two bright and spacious bedrooms, a full bathroom, and a large utility/storage area.



Step outside and enjoy the evening stars from the hot tub.

Surrounded by trees, this picturesque property is ideal for those looking to enjoy peaceful country living with the potential to raise a few animals. Additional features include a storage shed, power to the gate (potential to automate), and a "Country Chic"™ chicken coop, which the seller may consider leaving.

Don't miss this incredible opportunity to own a beautifully updated acreage home in a stunning natural setting in one of the friendliest communities around!

Built in 2006

Essential Information

MLS® #	A2197545
Price	\$1,074,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,591
Acres	3.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	20-5341 Twp 293a
Subdivision	Watervalley
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

Amenities

Parking Heated Garage, Triple Garage Attached, Gated
of Garages 3

Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island
Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating Forced Air, Natural Gas, Wood Stove
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, EPA Certified Wood Stove
Has Basement Yes
Basement Finished, Full, Walk-Out

Exterior

Exterior Features BBQ gas line, Dog Run, Fire Pit, Garden
Lot Description Cul-De-Sac, Garden, No Neighbours Behind
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed February 27th, 2025
Days on Market 12
Zoning R-CR

Listing Details

Listing Office CIR Realty

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