

# \$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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