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Lot #6, The Siding Subdivision, Water Valley, Rural Mountain View County, Alberta, T0M 2E0, Canada

MLS®# C3473782



<b>Property Value</b>	\$499,000
<b>Type</b>	Water Valley Acreage/House
<b>Style</b>	1 and Half Storey
<b>Basement</b>	Full, Walkout
<b>Parking</b>	Double Garage Detached, Heated, Insulated, RV Parking, Off Street, Over Sized
<b>Year Built</b>	2001
<b>Taxes</b>	2556
<b>Living Area</b>	1,665.30 sq.ft.
<b>Lot Size Area</b>	2.26 acres
<b>Bedrooms</b>	3
<b>Bathrooms</b>	3 full
<b>School District</b>	Chinook's Edge

**Description**

GREAT PRICE!!! PRIDE IN OWNERSHIP. Discover this warm & inviting 1665 sqft 1 1/2 Storey nestled on 2.26 acres tucked in the corner of the quiet rural executive sub-division The Siding, Water Valley, Alberta. Spacious enclosed front foyer, roomy country kitchen with concrete counter tops, breakfast bar and access to wrap around decking from nook area. Kitchen naturally extends into open Living & dining area vaulted ceilings, accented with gleaming Oak flooring & custom trim throughout, centrally located ceramic tile faced gas fireplace. Many oversized custom Argon windows, 2 Bedrooms & main floor 4pc bath. Custom rod iron staircase leads to upper loft area with Master Bedroom & 4pc Ensuite, double doors leading to private deck over looking back garden & incredible valley views. Beautifully developed walkout basement with partial infloor heating, 3pc bath, large laundry room & good sized media/workout room. Wrap around decking, fully fenced & cross fenced, detached oversized heated & insulated double garage.

Pride in ownership is evident, Immaculate home only 45 mins from NW Calgary, 20 mins NW of Cochrane and 1 hr to (YYC) Calgary International Airport, School bus pickup at end of driveway.

Call now for your private viewing of this fantastic Property. This charming and quality country home shows like new, interior WOW factor, EXCEPTIONAL VALUE!!! and needs to be viewed to truly appreciate all it has to offer. Home is located in area of fine subdivisional country homes. Don't miss out on this one!!! all pavement drive from Calgary.



