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**CIR Realty**  
 #168, 8060 Silver Springs Blvd  
 Calgary, AB  
 T3B 5K1

RR 5.0, Water Valley, Rural Mountain View County, Alberta, T0M 2E0, Canada

MLS®# C3508077



<b>Property Value</b>	\$699,900
<b>Type</b>	Water Valley Home/Acreage, Horse Setup
<b>Style</b>	1 and Half Storey
<b>Parking</b>	Acreage Parking
<b>Year Built</b>	1987
<b>Taxes</b>	2182
<b>Living Area</b>	2,373.35 sq.ft.
<b>Lot Size Area</b>	8.99 acres
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full
<b>School District</b>	Chinnok's Edge

**Description**

SOMETHING FOR EVERYONE!. This is it!! Excellent horse set up, privately situated on 8.99 acres, Ag. Zoned, Located just north of Water Valley, Alberta. This acreage has much to offer with creek running through the South side of the property, nice mix of open grazing pastures and forested area surrounding majority of property. 1987 Country home has vaulted ceilings in living room with efficient wood burning stove, large bright country kitchen featuring warm custom maple cabinetry complimented by ceramic tile countertops and abundance of windows throughout. Upper floor consists of 4 Bedrooms including Master Bedroom with 3pc Ensuite & additional 3pc bath. This home has had numerous interior renovations done inside over the last 5 years. Outside you will find, a fantastic Indoor Riding Arena 55'x160' attached to heated Barn 40'x60' with 6 stalls & tack room & large storage room, outdoor riding arena, 5 separate pastures fully fenced with Electric Braid fencing, 3 stock waterers & 5 horse shelters. Second fully serviced site on property, ideal for additional out buildings or shop.

Only 50 mins from NW Calgary, 25 mins NW of Cochrane, Alberta and 1 hr to (YYC) Calgary International Airport, School bus pickup at end of driveway.

Don't Delay!! Feel the outdoors and enjoy the good life.

Call now for your private viewing of this exceptional horse setup.



