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Bergen, Nr Water Valley, Rural Mountain View County, Alberta, T0M 0R0, Canada

MLS®# C3522409



Property Value	\$749,000
Type	Bergen/Water Valley Area Home & Acreage
Style	Ranch Style Bungalow
Basement	Crawl Space, Part Double Garage
Parking	Detached, 220 Volt Wiring, Heated, RV Parking, Insulated
Year Built	2006
Taxes	2369
Living Area	2,504.78 sq.ft.
Lot Size Area	9.88 acres
Bedrooms	3
Bathrooms	2 full
School District	Chinook's Edge

Description

COUNTRY LIVING IN STYLE! Privately tucked away on 9.88 acres surrounded by your own natural forest this 2006 Ranch style Bungalow fits perfectly amid its landscape. Welcoming spacious open floor plan, large country kitchen with knotty pine custom cabinetry & detailing. New high end laminate flooring throughout, all appliances included. Central wood burning top loading stove creates a centerpiece for this cozy floorplan. 3 Bedrooms & den including Large Master bedroom with 4pc ensuite featuring soaker tub & oversized shower. Wrap around decking adding additional 2500sqft of outdoor living space to this incredible property. Custom Iron Security Gate, Double detached garage, dry walled & heated, 750w Generator plumbed into main electrical panel providing power to house & garage. New furnace, new hot water tank, roof shingles replaced in 2009. Nice horse set up approximately 7 acres of treed and useable land, 100x90 sand ring, horse sheiter & fully fenced. RV hookup site with electrical & gas to site.

Come out and view this Perfect Horse Setup & Ranch Style Home. You will not be disappointed!

Located 1 hour from NW Calgary, 35 mins to Cochrane, Alberta.

Call now!!!



