



29206 RR53 Water Valley AB

\$990,000

Great opportunity to own this beautiful custom built 5 bedrm bungalow w/o, 10.5 acres of pristine land, 2 floor to ceiling rock FP's(gas), granite countertops,large island,SS appliances, vaulted ceilings in DR & Great Rm, Large triple pane windows. 3 bedrms on main, 2 bathrms, 5pc ensuite off master, WI closet. Walkout has laundry, 2 bedrms, den, large family & games room.The 5882 sf concrete block is heated,wired & insulated,or heat with outdoor wood burning boiler, 3 bays and an attached 2 bedrm fully contained suite1272sf. A 6 stall barn(31x27),2 automatic waterers, 2 horse shelters, fenced pasture, outdoor riding arena.2 wells, landscaped w/pond, fenced, large fir trees. Single att garage on house(24x14 heated),oversized attached garage on shop (40x42) .Subdivision in Water Valley structure plan allows 3-3's or 2-5 acre lots. One parcel has approach w/septic field(10yrs) & electrical for mobile home that was on it. Awesome property. Close to golf course & town of Water Valley,25 minutes to Cochrane.



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