



29206 RR53 Water Valley AB

\$1,200,000

Great opportunity to own this beautiful custom built 5 bedroom bungalow walkout, 10.5 acres of pristine land, 5883sf concrete shop with 2 bedrm suite(1272sf) attached,4 stall barn, outdoor riding arena. Subdivision in Water Valley structure plan is feasible(3-3's or 2-5's)One parcel already has approach,septic field(10 yrs), electrical , used for mobile home that sat on property.Shop has two coolers, 3 bays,concrete floor, wired, heated(can also use the woodburner included to heat),3wells,3 automatic waterers, landscaped, pond, fenced, trees, pasture. Single attached garage on house(24x14 heated),triple attached on shop (40x42) 31x27 barn. Home has 2 gas rock front FP, granite counters,3+2 bedrms plus den,SS appliances,5pc ensuite off master,WI closet. Walkout has laundry, infloor heat,2 bedrms, den. Awesome property.Close to Water Valley town, golf course and 25 minutes to Cochrane.



Denise Staples
CIR REALTY

Phone: (403) 607-3106
d.staples@shaw.ca



CIR

REALTY

1-123 4th Ave West , Calgary, AB,

Phone: (403) 607-3106
d.staples@shaw.ca