

4319 TWP RD 290
 Rural Mountain View County, Alberta

MLS # A2110367



\$1,450,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,283 sq.ft.	Age:	2010 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Garage Faces Front, Heated Ga		
Lot Size:	5.60 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lawn,		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	4-29-4-W5
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Sump Pump(s)		

Inclusions: Queen log bunkbeds, Queen log bed, hot tub, gazebo, garage control(s), security camera, pantry shelves, central vac and attachments, air compressor is shop, light fixtures, gazebo, irrigations system, window coverings

Nestled on a picturesque 5.6 acre parcel overlooking and backing onto the serene Dogpound Creek, this exquisite property offers a tranquil escape just 20 minutes north of Cochrane. The charming home boasts timber accents, hardy board siding, and a spacious south-facing covered deck perfect for soaking in the valley views. With a gas hookup for the BBQ, it's an ideal setting for outdoor entertaining and relaxation. Inside, the vaulted pine ceilings with pot lights create a warm ambiance, complemented by slate and hardwood flooring throughout. The main floor features a Knotty Elder kitchen with a gas stove, custom barn board island, and a large pantry, all while providing stunning views of the creek to the south. This luxurious home includes 3 bedrooms, 2.5 baths - all Full baths with in-floor heating, and a large bonus room above the garage also equipped with in-floor heating, offering over 3200 sq ft of total living space. The basement, with 9 ft ceilings, in-floor heating and features a large cold room for added convenience. Outside, a hot tub and pergola provide the perfect spots to enjoy the sunrise or sunset in peace. The property also boasts a spacious garage with in-floor heating, a shop with gravel floor that is (30 x 32 with a 12 x 12 door), and a variety of beautiful trees, all maintained by an underground sprinkler system. With the added benefits of an iron filter, reverse osmosis system, and water softener, this home ensures the purest water quality. Experience the tranquility and luxury of rural living with easy access, just 10 minutes south of Cremona, 20 mins north of Cochrane or 35 mins from NW Calgary , making it a truly unique and inviting retreat.