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32, 5166 Highway 579
Rural Mountain View County, Alberta

MLS # A2339727



$765,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,184 sq.ft.	**Age:**	1994 (32 yrs old)
Beds:	5	**Baths:**	2 full / 1 half
Garage:	Additional Parking, Carport, Parking Pad, RV Access/Parking, Single Garage		
Lot Size:	1.03 Acres		
Lot Feat:	Gazebo, Many Trees, Native Plants, Pie Shaped Lot, Private		

Heating:	Forced Air, Natural Gas	**Water:**	Well
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	Septic Field
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	26-29-5-W5
Exterior:	Composite Siding, Wood Frame	**Zoning:**	12
Foundation:	Poured Concrete	**Utilities:**	Cable, Electricity Connected, Natural Gas Connected,
Features:	Bar, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Wet Bar		

Inclusions: Pool & decking, pergola, outdoor entertaining area including bar, outdoor kitchen, greenhouse, gazebo & firepit, tarp quonset, shed

Your vision. Your style. Your next chapter. An incredible acre designed for making memories! Tucked away at the end of a quiet cul-de-sac in Water Valley, this spacious 5-bedroom bungalow sits on a beautifully landscaped, fully fenced acre surrounded by mature trees. Offering privacy, versatility, and exceptional spaces for gathering, this property is full of possibilities for a family ready to make it their own. The generous country kitchen features wall-to-wall solid wood cabinetry, newer appliances, a breakfast bar, and a bright dining area with patio doors opening onto a brand-new deck overlooking the park-like backyard. The primary bedroom includes a 4-piece ensuite with in-floor heating, while the bright walkout basement offers two additional bedrooms, a spacious family room, 2-piece bathroom, and wet bar—perfect for movie nights, hosting guests, or creating a space that suits your family’s lifestyle. The outdoor entertaining spaces are where this property truly shines! Imagine summer afternoons around the natural gas heated above-ground pool with its permanent decking, evenings spent visiting beneath the pergola, or hosting friends around the outdoor bar complete with TV. A brick patio, outdoor kitchen area, and gazebo-covered firepit provide even more opportunities to gather, celebrate, and make memories. There’s even a greenhouse for those who love to garden! Additional features include a double attached garage, 30 amp power for your rv in the yard, wood windows, water softener and reverse osmosis system, and HardiePlank siding. Enjoy the charm of Water Valley with its local café, library, playschool, and golf course, all just 45 minutes from NW Calgary. Whether you’re dreaming of a home filled with family gatherings, summer celebrations, or peaceful evenings surrounded by nature, this

property offers the space, setting, and flexibility to bring your vision to life. A place to make your own. A place to bring people together. A place where everyday living feels a little more extraordinary.

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