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3472C Township Road 290 A
Rural Mountain View County, Alberta

MLS # A2349356

$899,990

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,271 sq.ft.	**Age:**	1957 (69 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Triple Garage Detached		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Farm, Few Trees, Front Yard, Fru		

Heating:	Baseboard, Forced Air	**Water:**	Well
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	Septic Field, Septic Tank
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	5-29-3-W5
Exterior:	Vinyl Siding	**Zoning:**	12
Foundation:	Combination, Poured Concrete, Wood	**Utilities:**	-

Features: Built-in Features, Chandelier, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Gazebo, Murphy bed in basement bedroom, Storage unit in basement room, 12'x 16' lofted BBQ cabin

** We invite you to come join us at our open house on Sunday, October 4th from 1-4PM - see you there!! ** ||| Want the acreage lifestyle without spending every weekend maintaining an acreage? This beautifully cared-for 0.57-acre property in the quiet rural community of Dogpound offers the perfect balance of country living, privacy and usable space without the workload of a large parcel. Ideally positioned within easy reach of Calgary, Cochrane and Airdrie, and surrounded by communities including Cremona, Water Valley and Madden, it is an excellent fit for anyone looking to escape the city or downsize from a larger acreage while keeping the rural lifestyle they love. The home offers nearly 2,500 sq. ft. of developed living space with 4 bedrooms and 2.5 bathrooms, highlighted by vaulted wood ceilings, an open-concept kitchen, dining and living area, a cozy gas fireplace and access to the wraparound south-facing deck with beautiful country views. The recently developed lower level adds two bedrooms, a massive recreation room, mudroom, laundry area and abundant storage, creating a highly functional layout for families, guests or hobbies. Outside, the property has been thoughtfully designed for both relaxing and entertaining, with a large private rear deck and gazebo, multiple sitting and patio areas, beautifully maintained landscaping, paved parking for multiple vehicles, RV and trailer parking, a triple detached garage, firepit area, and a unique 12' x 16' lofted BBQ cabin. Recent improvements include fresh interior paint, new window coverings, new garage doors, a reverse-osmosis water system and a gas line to the front-deck BBQ. Meticulously maintained and move-in ready, this is an opportunity to enjoy more space, more peace and the best parts of rural living without taking on a full-size acreage.

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