

\$789,000 - 4 Eagle Drive, Waiparous

MLS® #A2090542

\$789,000

4 Bedroom, 4.00 Bathroom, 1,911 sqft
Residential on 0.51 Acres

NONE, Waiparous, Alberta

Welcome to 4 Eagle Drive just 25 minutes NW of Cochrane in the Village of Waiparous where you are just a couple minutes walk to the Waiparous River and Ghost River and great cross country ski and walking trails. This home is a must see as the interior is a really cool design. The main floor walks out onto the back yard where you have no neighbors behind and a great deck and hot tub to enjoy the evenings. A good size kitchen with updated cabinets and granite counters, newer Stainless steel appliances, two tiered island, slate and hardwood flooring and vaulted open beam ceilings. Open concept to the dining and Living room areas with the living room having a south facing balcony that overlooks the yard and driveway. Down the hall are two bedrooms with a Jack & Jill washroom space, and the large Master bedroom and ensuite are incredible with lots of windows and deck doors leading to another south facing deck overlooking the yard, plus check out the large corner soaker tub and large glass and slate shower, plus vaulted and exposed beams make this a charming place to relax at the end of a long day. Plus the walk in closet is massive. On the lower level walk out you will find another kitchen and two more bedrooms and a family room with a separate entrance. This is a great place for the teenagers, or family to come and stay. Wait there is more. The oversized double garage was split so the main floor could access half the garage and someone could use the other half. This wall



cold be removed to convert back to an
oversize garage with extra storage space for
all the toys. Being located close to crown land
provides lots of play space for the off road
vehicles. With over 1/2 acre of land there is
lots of parking space and room for the kids to
play. Check out the virtual tour and call to
view today.

Built in 1975

Essential Information

MLS® #	A2090542
Price	\$789,000
Sold Price	\$764,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,911
Acres	0.51
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	4 Eagle Drive
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0L 1N0

Amenities

Parking Spaces	3
Parking	Triple Garage Attached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Rectangular Lot, Sloped Up
Roof	Metal
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	December 14th, 2023
Days on Market	36
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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