

\$599,000 - 9,11 And 13 Chickadee Road, Waiparous

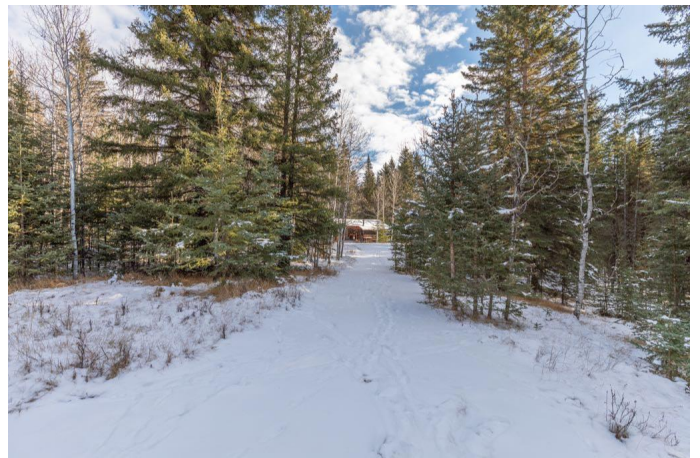
MLS® #A2091204

\$599,000

0 Bedroom, 0.00 Bathroom,
Land on 1.96 Acres

NONE, Waiparous, Alberta

~A rare 3 lots with separate titles being offered just 30 min NW of Cochrane in the rustic, mountainous and natural area of Waiparous. ** Click on the MOVIE REEL for a drone tour.**. A tranquil location where silence and a slow, peaceful lifestyle still exist. Each lot hosts stunning evergreens and lush moss with chipmunk dwellings and deer trails throughout. The seller is extremely fond of this retreat and has taken wonderful care of the property for the past 27 years. It is a place to come lie beneath the stars, light a fire in the wood stove, bring a great novel and sit out on the deck of the 1940's cabin with no power, no running water and no heat (other than the crackling fire in the stove). Perfect.. This is a place where the busy world stops spinning and your soul finds rest, inviting you to connect with the scents and sounds of the beautiful outside world. The cabin has been named "Happy Heart" which is so very fitting. Not only will you be investing in an undisturbed piece of our earth, you get to own a very wonderful piece of history. The cabin was built in the late 1940's and early 1950's by two very adventurous women. One a palaeontologist and the other a teacher. Their adventure is recorded and we are happy to share it with the future owner of this property. Gas and power are at the property line and a water witching gentleman has been out to the property to stake some great sites for water wells, if desired. The roads are paved to the property and the neighbours are all here for



the same reason, to have a quiet space to retreat. Stunning walking and hiking trails from the property. Waiparous Creek is just a hop and a skip away for a refreshing soak. If the description of this property has your eyebrows up and your heart beckoning you to visit, call your favourite realtor and come for a tour. Recreational or year round living. It is the desire of the seller that the lots stay together. Please note that according to the most recent land use by laws, these lots cannot be used for short term rentals. Permission must be granted prior to walking the property.

Essential Information

MLS® #	A2091204
Price	\$599,000
Sold Price	\$599,000
Bathrooms	0.00
Acres	1.96
Type	Land
Sub-Type	Residential Land
Status	Sold

Community Information

Address	9,11 And 13 Chickadee Road
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T4C 1B6

Additional Information

Date Listed	November 26th, 2023
Date Sold	March 5th, 2024
Days on Market	100
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office

CENTURY 21 FOOTHILLS REAL ESTATE

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