

\$565,000 - 6 Eagle Drive, Waiparous

MLS® #A2127040

\$565,000

2 Bedroom, 2.00 Bathroom, 798 sqft

Residential on 0.54 Acres

NONE, Waiparous, Alberta

Absolutely charming quintessential cabin in the woods! Welcome to #6 Eagle Drive in the sought after village of Waiparous. This fantastic 2 bedroom, 2 bathroom home is cozy, well maintained and loaded with character. Enter on the lower level to discover a compact and functional kitchen, large dining area and awesome living room with a wood-clad tray ceiling and a magnificent wood stove. Down the hallway is a spacious 3 piece bathroom with cedar clad walls & ceiling, while across the hall you will discover a large mechanical/laundry room complete with washer, dryer and utility sink.

A beautiful open stringer staircase leads to the upper level where you will find a fabulous vaulted family room with a large wood burning fireplace and cedar clad ceiling. Two generously sized bedrooms are served by the main 4 piece bathroom. There is an upper level deck that spans the front of the home, perfect for taking in the incredible scenic views. The property is fully serviced with natural gas, electricity, drilled well and septic tank & field.

Nestled on a hillside, this inviting home is conveniently situated just 45 minutes from Calgary / 30 minutes Cochrane and offers a rare opportunity to own a classic woodland property which can be cherished by your family for generations. Escape the hustle and bustle and embrace tranquility amidst the lush forest and nearby Ghost River, just a short stroll away. With access to countless



kilometers of trails, this area boasts some of the most stunning public lands in the Ghost/Waiparous river backcountry. An adjacent lot with a single garage is also available separately (MLS A2127498) The possibilities here are endless!

Built in 1980

Essential Information

MLS® #	A2127040
Price	\$565,000
Sold Price	\$555,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	798
Acres	0.54
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Sold

Community Information

Address	6 Eagle Drive
Subdivision	NONE
City	Waiparous
County	Bighorn No. 8, M.D. of
Province	Alberta
Postal Code	T0M 2E0

Amenities

Parking	Off Street
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Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Living Room, Wood Burning, Wood Burning Stove
Basement	None

Exterior

Exterior Features	Balcony, Other
Lot Description	Treed
Roof	Metal
Construction	Wood Siding
Foundation	Slab

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 24th, 2024
Days on Market	24
Zoning	Residential Single Family
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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